

COULTERS[©]

15 GLENDEVON GARDENS

BALGREEN, EDINBURGH, EH12 5UR

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This immaculately presented two-bedroom maindoor lower villa is tucked away in a quiet cul-de-sac within the ever-popular Balgreen area. Forming part of a traditional block of just four homes dating from the 1930s, the property offers a well-balanced layout and has been thoughtfully extended to create a versatile and contemporary living space suited to a wide range of buyers.

Arranged over the ground floor, the accommodation comprises an entrance vestibule leading into a bright sitting room featuring a bay window, working gas fire with surround, and stylish louvred shutters providing additional privacy. To the rear, a superb extension forms the heart of the home, boasting a spacious kitchen and dining area enhanced by skylights and sliding doors that open directly onto the garden. This impressive space is complemented by a separate utility room and a study, both benefiting from natural light. The extension, hallway and second bedroom are finished with elegant herringbone flooring, while bedroom two also enjoys direct access to the garden via patio doors. The property further includes a generous principal double bedroom and a beautifully appointed contemporary bathroom, complete with pale blue metro wall tiling and patterned floor tiles.

KEY FEATURES



Extended lower villa within a quiet cul de sac.



Immaculately presented throughout.



Private gardens to both front and rear.



Private driveway.



Balgreen tram stop nearby.



Local shops & large supermarket a short distance away



EPC Rating - C



Council Tax Band - D



Externally, the rear garden has been designed for ease of upkeep, featuring chipped stone and raised beds, creating an attractive outdoor setting. To the front, there is a neatly maintained garden and a private driveway providing off-street parking for one vehicle.

The home is fitted with double glazing and gas central heating, powered by a modern boiler.





THE LOCAL AREA

A sought-after suburb to the west of Edinburgh's City Centre, leafy Balgreen offers excellent local amenities as well as swift access into town. Within walking distance of the property, you will find Saughton Park and Gardens, a picturesque spot renowned for its walled gardens, rose gardens, and wild orchards. Edinburgh Zoo and BT Murrayfield Stadium, home to the Scottish Rugby team and a popular concert venue are both within easy reach. You can enjoy peaceful walks at Corstorphine Hill which offers superb City views or take in the scenic Water of Leith walkway which leads to the historic Dean Village. Other fantastic recreational pursuits are available at nearby golf courses including the 18-hole course at Murrayfield Golf Club and the mature parkland course at Carrick Knowe. There is a Gym Group facility minutes away whilst David Lloyd Health Club in Corstorphine boasts tennis courts, swimming pools, a state-of-the-art gym, a café, and a crèche. Sainsbury's Superstore at Murrayfield, and an Aldi on Gorgie Park Road, are both within easy reach. The property lies in the catchment area for Balgreen Primary School and Tynecastle High School. Balgreen tram stop is just a 5 minute walk and offers speedy access into the City Centre as well as Edinburgh International Airport. Regular bus services are also available and the City Bypass, M8, and M9 motorway networks are all easily accessed.

EXTRAS

All curtains, blinds, light fittings, fitted floor coverings and white goods are included in the sale price. Other items may also be available subject to separate negotiation. Please note that the lampshades in the kitchen, utility and study area will be removed for replacements.



HOME REPORT VALUATION: £330,000





GROUND FLOOR

15 GLENDEVON GARDENS, EDINBURGH, EH12 5UR
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,028 SQ FT / 95 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.