










Offers Over  
**£190,000**

## 1/4 Balgreen Gardens

Balgreen | Edinburgh | EH12 5UG

This attractive, light-filled upper flat forms part of a block of 4, with a private garden to the side incorporating a drive-in providing off-street parking. Quietly positioned within the popular Balgreen district of the city, the property is conveniently positioned close to excellent amenities and commuting links with the city centre just a short journey away.

-  2 Bedrooms
-  1 Public rooms
-  1 Bathroom
-  Private Garden
-  Drive-in
-  EPC Rating – C
-  Council Tax Band - C



## Description

The property shall undoubtedly appeal to the first time buyer/couples or investors and merits internal viewing to be fully appreciated. In brief the light and stylish accommodation comprises well proportioned sittingroom with twin windows to the front, there is a sizeable kitchen/ diner located off the sittingroom, with aspect to the rear. The integrated kitchen is fitted with a range of wall and base units with built-in gas hob, electric oven, hood and integrated appliances. There is adequate space for dining table and chairs. There are two generous double bedrooms, with the larger of the two benefiting from free standing wardrobes, which can be included in the sale. Finally, the modern bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include double glazing and gas central heating with combi boiler.



## Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood, integrated appliances (fridge freezer, washing machine and dishwasher). The free standing wardrobes in bedroom 1 can be included if desired.

## Externally

There is a private garden located to the side of the building, providing a patio and area of lawn and incorporating a driveway. Additional parking is available on-street.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

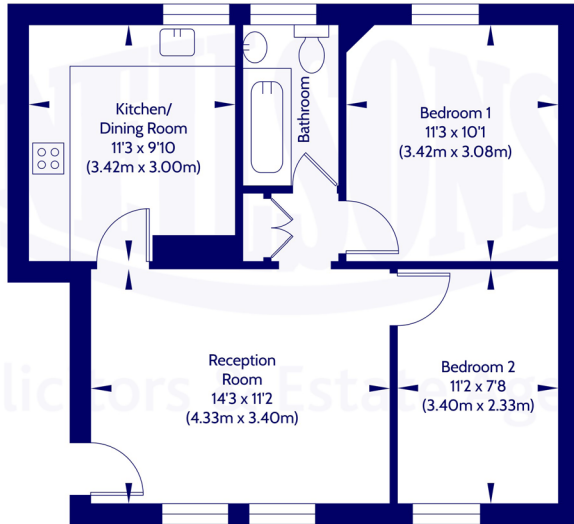
Balgreen lies to the west of the City Centre and boasts a variety of convenient local shops to meet day to day needs, including a Scotmid. Further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre which houses a fantastic range of restaurants and high street shops. There is a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield stadium and the beautiful water of Leith walkway. Education from nursery to secondary level is well catered for and both Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 50 Sq M / 539 Sq Ft.

### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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