



27 Balbirnie Place, Edinburgh, EH12 5JF



## Welcome

Welcome to Balbirnie Place, nestled in a quiet and established residential street, this charming one-bedroom terraced home arranged over two floors, offers bright, well-proportioned accommodation and the rare benefit of a private rear garden, making it an ideal first purchase, downsizing opportunity, or investment property. The property combines comfortable living space with excellent outdoor amenity and enjoys a convenient location within easy reach of local amenities, transport links, and Edinburgh city centre. Presented to the market in good order throughout, we would recommend an early viewing.

### Features

- Entrance Porch
- Livingroom with dining area, direct access to the private garden
- Large understairs cupboard
- Kitchen off living room, white goods included
- Double bedroom with built in wardrobes
- Shower room comprising WC, wash hand basin and walk in shower
- Electric heating
- Double glazing throughout
- Private enclosed rear garden, private garden to the front
- Permit and metered parking available





## Murrayfield

Roseburn is situated to the West of Edinburgh's city centre, and offers an excellent range of local businesses, cafes and shops for everyday essentials and recreational needs. Haymarket Train Station, with its new world class business hospitality and leisure development, the West End and Princes street are all within walking distance or a short bus or tram ride away. Nearby leisure facilities include extensive parkland, the Water of Leith Walkway, Murrayfield Rugby Stadium and concert venue, Tynecastle Football Stadium, with its new conference centre and hotel facilities, Murrayfield Ice Hockey Arena and Edinburgh Zoo. Schooling is well catered for at all levels and The City of Edinburgh Bypass linking to the main Scottish motorway network is close-by.

## Extras

Included in the sale are all fitted floor coverings, light fittings and white goods, where applicable, along with any additional items the seller may wish to include, subject to negotiation.

# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

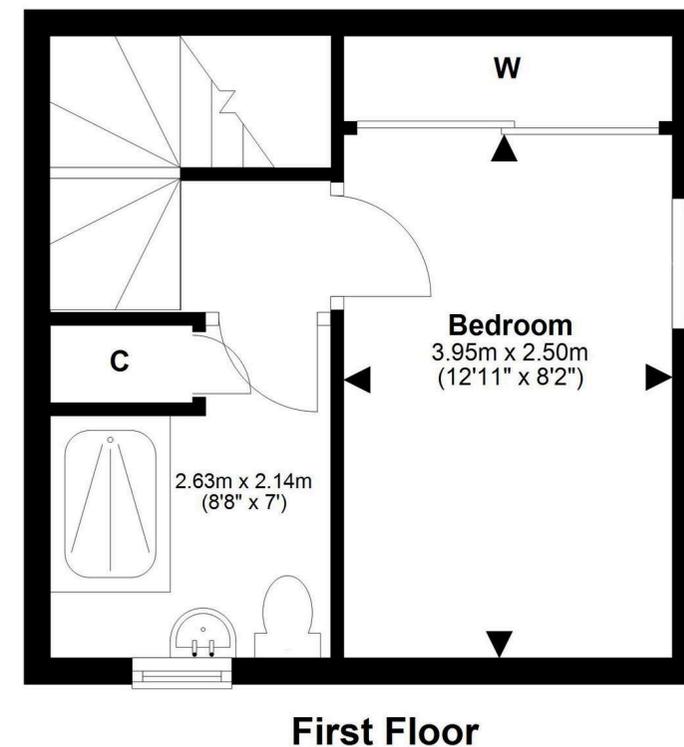
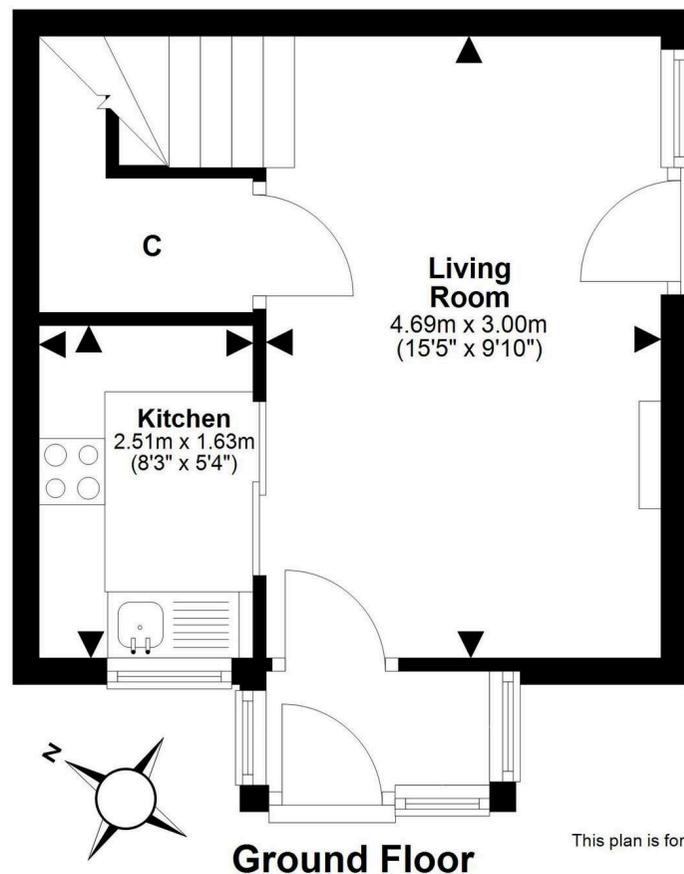
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.