




COULTERS ©

35 BALGREEN ROAD

BALGREEN, EDINBURGH, EH12 5TY

 4 BED  2 BATH  5 PUBLIC



TAKE A LOOK INSIDE

35 Balgreen Road is an impressive and substantial four-bedroom semi-detached Victorian villa, offering almost 1,930 sq ft of beautifully proportioned accommodation, a private driveway, garage and a superb garden.

A welcoming entrance vestibule and reception hall immediately set the tone, showcasing the generous proportions and attractive original features found throughout the property. To the front, the magnificent bay-windowed sitting room enjoys ornate cornicing, a handsome fireplace with multi-fuel stove and excellent natural light, creating an elegant space for entertaining and everyday family life.

KEY FEATURES



Substantial Victorian semi-detached villa.



Versatile layout with four bedrooms plus study.



Extensive private gardens.



Private driveway and garage.



Less than ten minute walk to Balgreen tram stop.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G





A separate family room provides further flexible living accommodation and could be utilised as an additional bedroom.

To the rear, the spacious dining room flows naturally through to the well-appointed kitchen, fitted with an excellent range of units, generous worktop space and quality appliances. Beyond lies a practical utility room, shower room and bright sun room overlooking the garden, offering an ideal space to relax throughout the year.





MORE INFORMATION

The first floor accommodation is arranged around a bright landing and comprises three generous double bedrooms, a versatile fourth bedroom, a separate study and a family bathroom. The principal bedroom is particularly impressive in scale and retains attractive period detailing, while the additional bedrooms offer excellent flexibility for families or those working from home.

Externally, the property continues to impress. The large enclosed rear garden is a wonderful family space, featuring extensive lawn, mature planting, patio seating areas and a high degree of privacy. A private driveway provides off-street parking and leads to a garage, offering valuable storage. The property is fitted with double glazed sash and case windows and gas central heating.

EXTRAS

All curtains, blinds, fitted flooring, light fittings and white goods are included in the sale price.









THE LOCAL AREA

Balgreen is a highly regarded residential area situated to the west of Edinburgh's city centre, offering an excellent balance of peaceful suburban living and superb connectivity. The area is exceptionally well served by local amenities, with a variety of shops, cafés, supermarkets and leisure facilities available nearby at Balgreen, Corstorphine and Murrayfield.

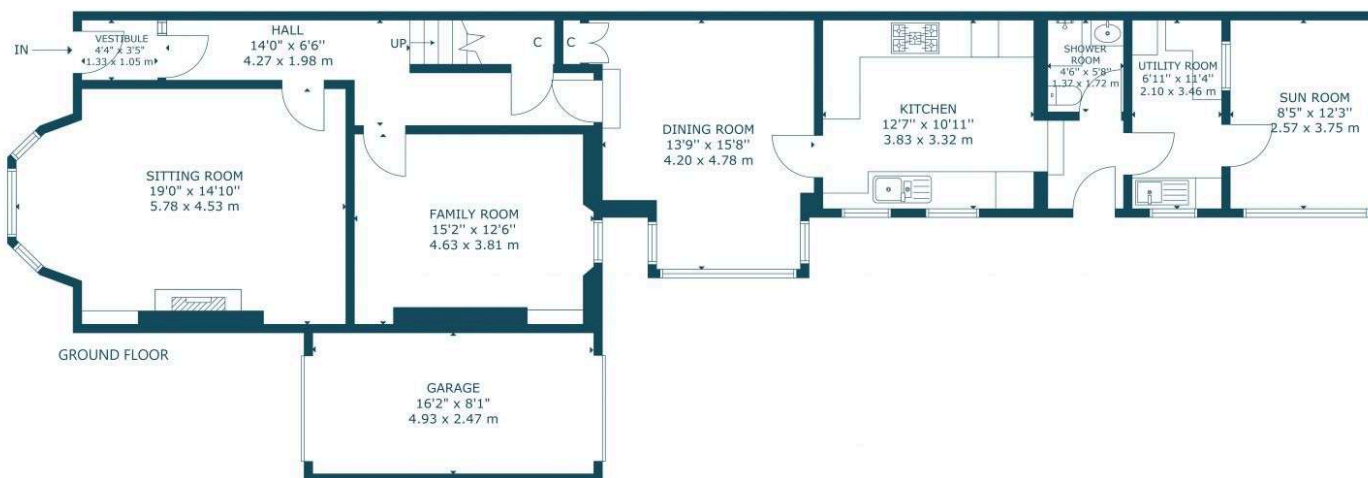
The property enjoys outstanding transport links, with regular bus services and the Edinburgh Trams network providing swift access to the city centre, Edinburgh Park, the Gyle Business District and Edinburgh Airport. Haymarket Station and the City Bypass are also easily accessible, making Balgreen an ideal location for commuters.



For outdoor recreation, residents can enjoy nearby open spaces including Saughton Park, Corstorphine Hill and the scenic Water of Leith Walkway, while Murrayfield Stadium and several golf courses are within easy reach. The area is particularly popular with families due to the excellent choice of schooling. The property lies within the catchment area for Balgreen Primary School and Tynecastle High School, whilst a number of respected independent schools are also easily accessible.



FIRST FLOOR



GROUND FLOOR

35 BALGREEN ROAD, BALGREEN, EDINBURGH, EH12 5TY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,928 SQ FT / 179 SQ M
GARAGE 131 SQ FT / 12 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.