










Offers Over
£585,000

32 Balgreen Avenue

Balgreen | Edinburgh | EH12 5SU

A superb Edwardian mid terraced villa enjoying a peaceful location on a quiet street with no through traffic, offering generously proportioned accommodation over three floors, providing flexible living ideal for family life or professionals looking for space to work from home. Beautifully presented and well-maintained, the house is offered for sale in move-in condition. Ideally placed for transport links, amenities and schools.

-  4 bedrooms
-  2 reception rooms
-  2 bathrooms
-  Private front and rear gardens
-  Free on street parking
-  EPC rating – C
-  Council tax band – F



Description

The front door opens to a vestibule with original floor tiles leading through a glazed door to a welcoming hallway with storage/utility space plumbed for a washing machine under the stairs. The south facing bay windowed reception room to the front offers the perfect setting for both relaxing and entertaining with charming period features including ornate cornice and ceiling rose, shelved Edinburgh press and a fireplace housing a log burner. The sociable heart of the home is the superb open plan kitchen/dining family room with bi-fold doors opening to the garden to the rear of the house. The kitchen area is fitted with an excellent range of modern wall and base units with integrated double oven, induction hob, cooker hood and dishwasher with the fridge freezer also included in the sale. A cupboard in the dining area houses the Worcester Bosch combi boiler, installed in 2023 and still under warranty. Upstairs on the first floor, the principal bedroom has a south facing bay window to the front and extensive built-in wardrobes and storage. A second double bedroom enjoying an outlook to Corstorphine Hill to the rear is in use as a snug/reception room with glazed press and fireplace. A single bedroom on this level is ideal for use as a home office and there is a recently upgraded smart family bathroom with white suite, over bath shower and attractive floor tiles. Stairs lead from the landing to the second floor where a further generous double bedroom has a dormer window to the rear, velux window to the front and en-suite shower room. An area with built-in wardrobes can be used as a dressing room or home office area and a glass brick feature allows natural light to flow through the hall, stairs and landing. Benefits on offer include gas central heating and full double glazing with roof repairs and repointing also undertaken by the present owner.



Extras

Included in the sale will be the integrated double oven and hob, dishwasher, washing machine and fridge freezer and both timber sheds in the rear garden and the secure bike locker in the front garden. All light fittings (not shades) window blinds and curtains with the exception of the principal bedroom and the reception room, are also included.

Gardens and Parking

To the rear is a generous and fully enclosed garden offering the ideal spot to relax and dine during the warmer months. This mature garden has lawn, decking and patio areas and is well stocked with plants and shrubs, including a herb garden near to the kitchen. There are two useful timber storage sheds included in the sale. To the front, a smart garden area sets the house back from the street with paving, low wall and mature privet hedge. A secure bike locker is also included in the sale. Unrestricted on street parking is available.

Viewing

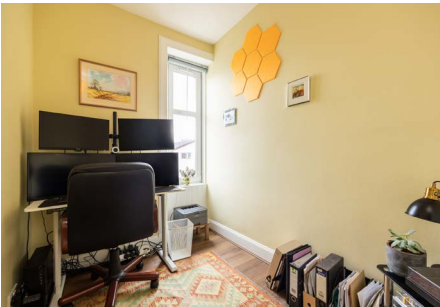
By appointment through Neilsons (0131 625 2222).





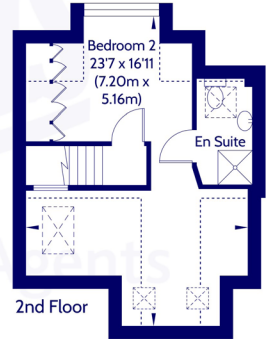
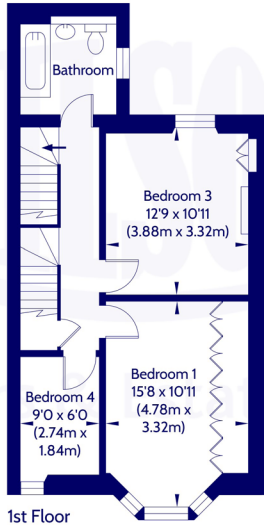
Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this house enjoys an ideal position for both family living and professional commuting. A range of local shops, including a convenient Scotmid, cater to everyday needs, while a Sainsbury's supermarket at nearby Murrayfield provides further convenience. A wider selection of high street retailers, supermarkets, and restaurants can be found in Corstorphine and at The Gyle Shopping Centre. Excellent transport links make this location particularly attractive, with frequent tram and bus services providing swift connections to the city centre, Edinburgh Airport, and surrounding areas. The nearby City Bypass also offers easy access to central Scotland's motorway network, ensuring smooth travel across the region. Balgreen offers a host of leisure opportunities, including Edinburgh Zoo, Murrayfield Stadium and Ice Rink, and the scenic Water of Leith walkway. Carrick Knowe Golf Course is also within walking distance, perfect for those who enjoy outdoor recreation. The area is well served for education, with a range of nursery, primary and secondary schools in the vicinity, and higher education institutions such as Edinburgh, Napier and Heriot-Watt Universities all within easy reach. Combining excellent amenities, green spaces, and outstanding connectivity, Balgreen is a vibrant and well-connected location that appeals to both families and professionals alike.





Approx. Gross Internal Floor Area 142 Sq M / 1526 Sq Ft.



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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✉ mail@neilsons.co.uk

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💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

