



29/3 Balgreen Avenue,
BALGREEN | EDINBURGH | EH12 5SX


warners
solicitors & estate agents



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Bright and beautifully presented top floor flat forming part of a select landscaped courtyard development, enjoying a tranquil setting, yet ideally placed to take advantage of all local amenities, the Water of Leith walkway and the Tram and bus networks. This stylish apartment boasts a generous interior, with high spec finishes. The living space falls naturally into seating and dining zones and allows for an abundance of natural light via French windows opening to a Juliet balcony. Sliding doors lead to the modern kitchen fitted with floor and walls units and a range integrated appliances. The dual aspect principal bedroom boasts fitted wardrobes and an en-suite shower room with mains shower cubicle. There are two further double bedrooms, one with fitted wardrobes, and the accommodation is completed by the main bathroom with electric shower over bath. The property further benefits from gas central heating, double glazing, well maintained landscaped gardens with patio seating area, and private residents' parking facilities.

- Beautifully presented and bright top floor flat
- Entrance hallway with fantastic storage
- Living/dining room with Juliet balcony and sliding doors to kitchen
- Modern fitted kitchen with full range of integrated appliances
- Principal bedroom with fitted wardrobes and en-suite shower room with mains shower
- Two further bedrooms, one with fitted wardrobes
- Bathroom with electric shower over bath
- Gas central heating and double glazing
- Security entry system
- Landscaped communal gardens with patio seating area
- Private residents' parking
- Accessible loft for storage

Council Tax Band F , Energy rating C

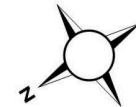
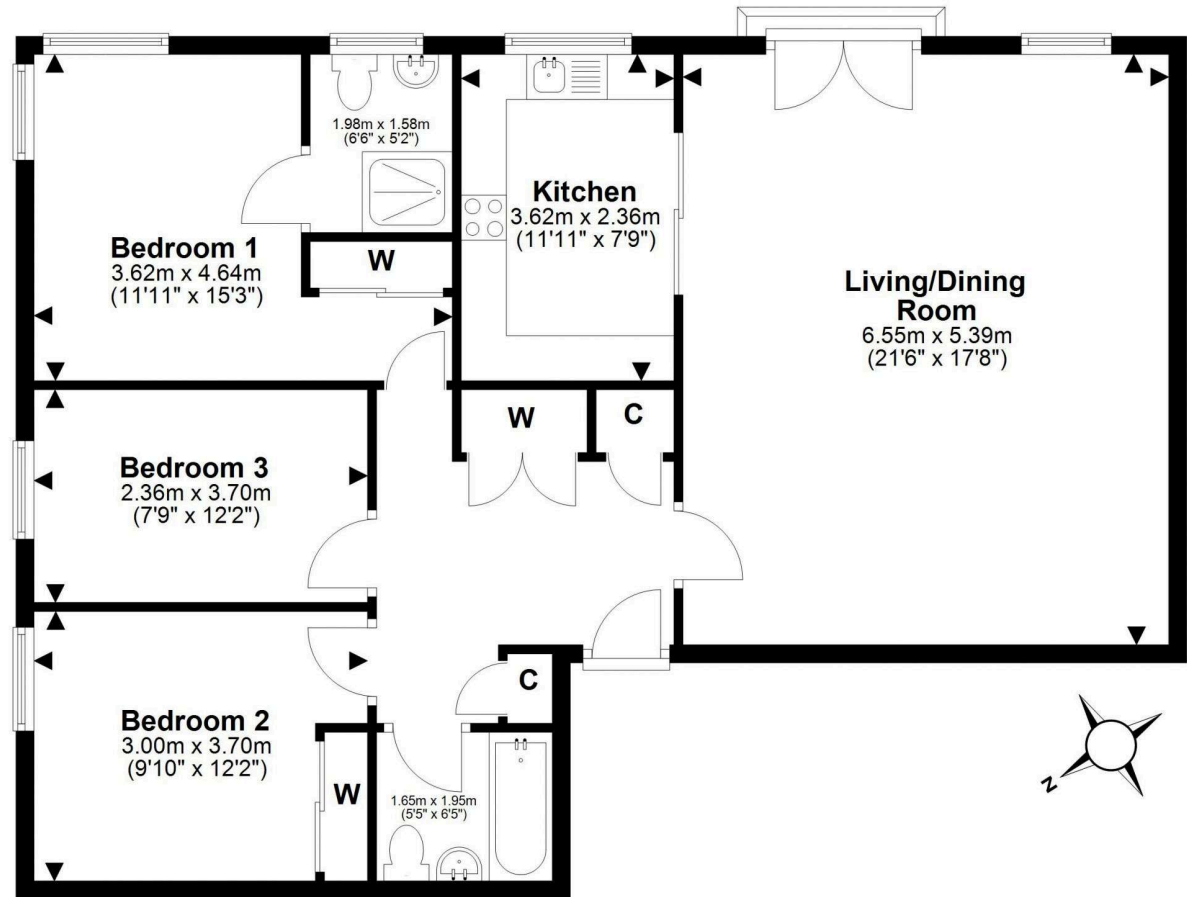
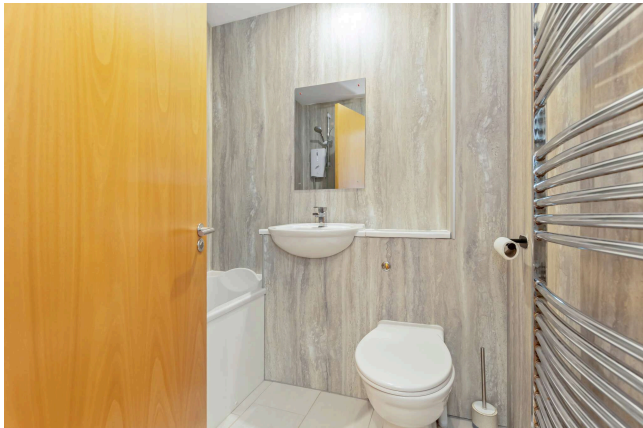
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds will be included in the sale.

Balgreen is a highly popular area of Edinburgh to the west of the City Centre. An excellent selection of local shops provide for daily requirements and further specialised shopping can be found at Corstorphine, the Gyle Centre or in nearby Gorgie, all just a short drive away. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses and Edinburgh Zoo is just a leisurely stroll away. Schooling is well represented from nursery to senior level. There are regular public transport services to the City Centre and surrounding areas, with the Balgreen tram stop being only a 2 minute walk away. Edinburgh City Bypass is easily accessible, giving access to the M8 and M9 motorway networks.





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.