










Offers Over

£325,000

39/1 Balgreen Avenue

Balgreen | Edinburgh | EH12 5SX

This spacious and impressive ground floor apartment offers step-free accommodation, peacefully situated in a residential cul-de-sac and enjoying a southerly outlook over a beautiful shared garden. Ideally suited to a range of buyers from first time buyers to downsizers, the property is within easy reach of excellent local amenities, tram and bus links.

-  3 bedrooms
-  1 reception room
-  2 bathrooms
-  Private patio & shared gardens
-  Residents' parking
-  EPC rating – C
-  Council tax band - F



Description

Set within a well-maintained block of just three flats, this is the only ground floor property, accessed via a shared entrance with a secure entryphone system. The front door opens into an exceptionally spacious hallway, complete with three generous storage cupboards. To the rear, the impressive open-plan sitting and dining room features French doors leading out to a private patio, enjoying a peaceful, leafy, south-facing outlook over the shared garden. The room comfortably accommodates both lounge and dining furniture, while sliding pocket doors provide the option to open up or separate the adjoining kitchen for flexible, sociable living. The well-proportioned kitchen is fitted with an extensive range of wall and base units, along with integrated appliances including a dishwasher, washer dryer, fridge freezer, oven, and hob. The principal bedroom is particularly spacious, benefiting from a dual corner aspect, built-in wardrobes, and an en-suite shower room. A second generously sized double bedroom also features built-in storage, while a third large single bedroom offers excellent versatility as a bedroom, home office, or study. The accommodation is completed by a contemporary family bathroom, fitted with a white suite and an over-bath shower. Further benefits include gas central heating via a combi boiler and full double glazing throughout.



Extras

Included in the sale will be the integrated appliances, curtains, window blinds and light fittings.

Gardens and Parking

To the rear of the property enjoying a southerly aspect is a generous, fully enclosed and well-maintained garden offering the ideal spot to relax and dine during the warmer months. A private patio area is provided immediately outside the property, with the main garden featuring further patio/seating areas, a neat lawn and well stocked flower and shrub borders. The property benefits from two secure storage areas, one ideal for bikes and storage, and the other suitable for garden tools and equipment. To the front, unallocated residents' parking bays are provided, with further unrestricted on street parking also available.

Note

Two of the images of this property have been virtually staged to illustrate how the rooms may look when furnished and to demonstrate possible layout options. Please note that the property is currently empty, as shown in the accompanying "before" images, which have also been provided for reference.

Viewing

By appointment through Neilsons (0131 625 2222).





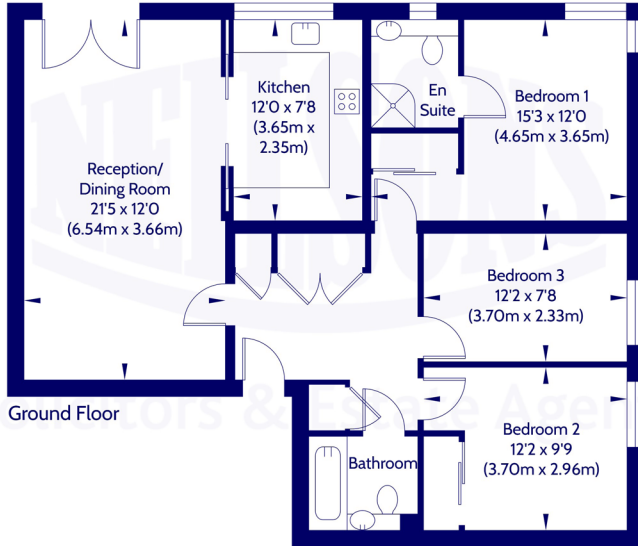
Location

Located in the sought-after Balgreen area of Edinburgh, just west of the City Centre, this property 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 87 Sq M / 942 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

☎ 0131 625 2222

💻 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

