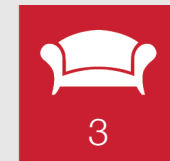




**Thorntons**   
The right way to move

## 36 Glendevon Road

Balgreen, Edinburgh, EH12 5XG





## Summary

Enjoying a quiet location on a no-through road in desirable Balgreen, this two-bedroom, traditional semi-detached house offers an exciting opportunity for modernisation and cosmetic upgrades, giving the new owner a blank canvas to put their own stamp on and create a home to their own tastes and requirements. In addition to its peaceful setting, the home lies within easy reach of local amenities such as shops, schools (the primary school is just a five-minute walk away), transport links including the tram stop, Murrayfield, and outdoor spaces such as Saughton Public Park and Skatepark, Carrick Knowe Golf Course, Hillwood Park and Corstorphine Hill.

Extras: All fitted floor coverings, window coverings, light fittings, and a washing machine will be included in the sale.

## Features

- Semi-detached house in Balgreen
- Excellent opportunity for modernisation
- Entrance vestibule and hall with storage and newly installed downstairs WC
- Southerly facing living room
- Versatile dining room
- Kitchen with adjoining conservatory
- Two double bedrooms (one with built-in/fitted storage)
- Bathroom with shower-over-bath
- Leafy, low-maintenance rear garden
- Mature front garden
- Private gated driveway
- Gas central heating and double glazing



"This two-bedroom semi-detached house offers an exciting blank canvas for the new owner to modernise to their own tastes."



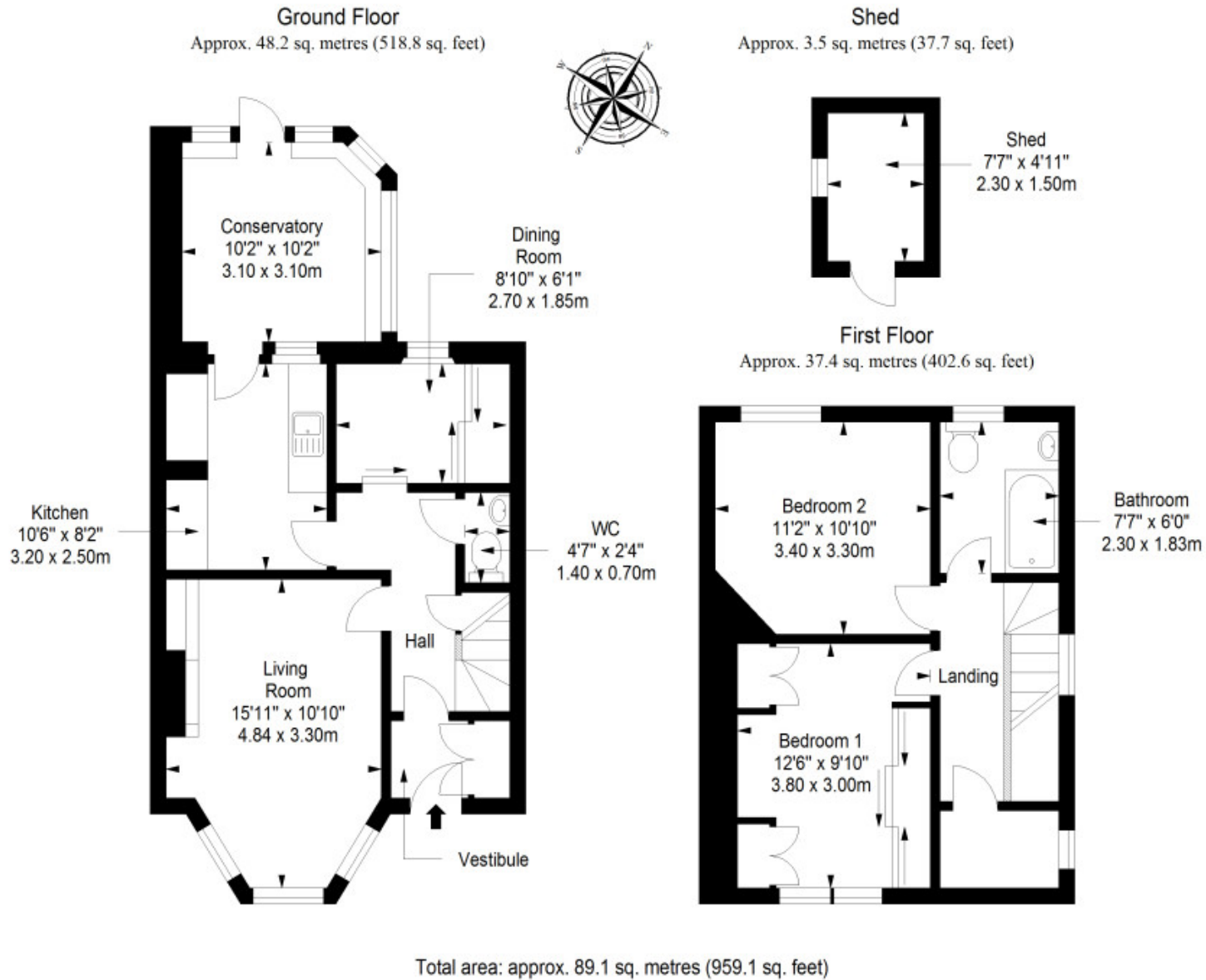




"The home is ideally located within easy walking and driving distance of a wealth of amenities, sure to appeal to a number of buyers."



# Floorplan





# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheara@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburgea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland