



6/1, Balgreen Park, Edinburgh, EH12 5UF

Well Presented, Two-Bedroom, Traditional Lower Villa with Private Gardens & Driveway

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Property Description

Well-presented, two-bedroom, traditional lower villa, with private gardens and a driveway. Located in the desirable Balgreen residential area, just west of Edinburgh city centre.

Comprises a living room, kitchen, inner hall, two bedrooms, and a bathroom.

Set on a quiet and leafy side street, this exciting opportunity is superbly located for both the city centre and Gyle business districts.

Features include a fitted kitchen with appliances, quality flooring, gas central heating and double glazing. In addition, there are well-proportioned room sizes, integrated storage and direct garden access from bedroom two.

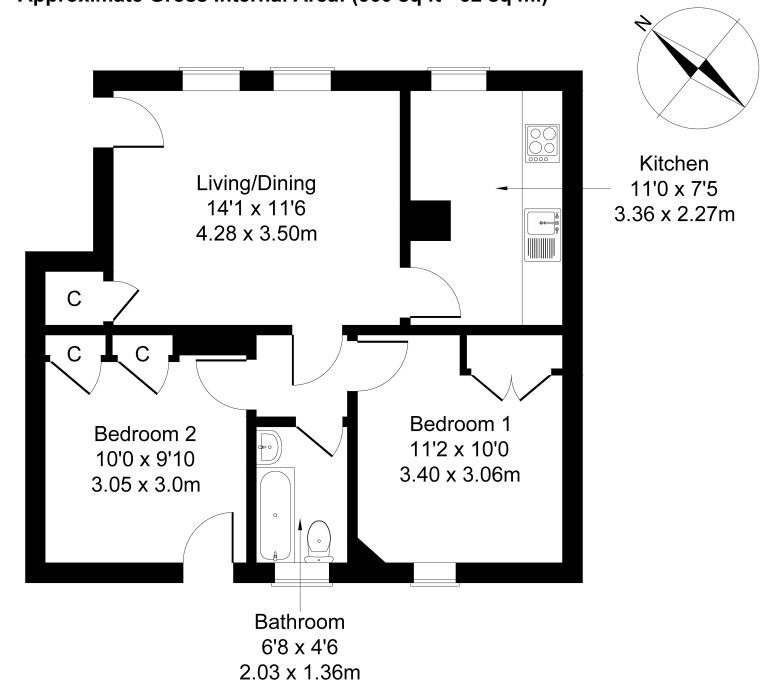
Externally, there is a private garden and driveway to the front, to the rear a decked patio, and a shared drying green.

A convenient entrance provides direct access to the main living space. Set to the rear, the bright living/dining area features wood-effect flooring, underfloor heating, and a built-in storage cupboard, with ample space for both lounge and dining furniture. The adjacent fitted kitchen includes hardwood flooring, stone-effect worktops, a tiled splashback surround, a stainless steel sink with drainer, and a central light fitting. Integrated appliances include a dishwasher, oven, and an electric hob with a canopy-style extractor above. The kitchen also benefits from a full-height pull-out larder. To the front of the property are two well-proportioned bedrooms. Bedroom one features a double-glazed door providing access to the rear garden and has two built-in cupboards, offering valuable wardrobe space and reducing the need for additional furniture. Bedroom two is equally well presented, includes underfloor heating, and is ideal for use as a guest room, home office, or children's bedroom. Completing the accommodation, the bathroom is fitted with a three-piece suite and includes tiled-effect flooring, a tiled splashback surround, a shower over the bath, and a central light fitting. Additional storage is available, as indicated on the floor plan.



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Approximate Gross Internal Area: (560 sq ft - 52 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Balgreen is a sought-after and well-connected residential area located just off the A8, between Roseburn and Corstorphine. Its central position offers excellent access to local amenities and direct transport links to Edinburgh city centre, making it a convenient base for both families and commuters. The area is well-served by public transport, including frequent bus services and a tram stop at Balgreen, providing quick and easy access across the city. For those travelling further afield, the city bypass is nearby, offering swift connections to the motorway network, Edinburgh

Airport, and the Queensferry Crossing. Balgreen also benefits from a range of recreational and leisure facilities in the surrounding area. These include Craiglockhart Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, along with several local parks and golf courses. Families are well catered for, with a selection of well-regarded primary and secondary schools nearby. With its blend of accessibility, green space, and local amenities, Balgreen remains a popular location for a wide range of buyers.





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