



**5/1, Balgreen Park, Edinburgh, EH12 5UE**

Well Presented, Two Bedroom, Traditional Lower Villa

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

és pc rightmove  Zoopla  
find your happy

# Property Description

Well-presented, two-bedroom, traditional lower villa. Located in the desirable Balgreen residential area, just west of Edinburgh city centre.

Comprises a; living room, kitchen, inner hall, two bedrooms, and a shower room. Set on a quiet and leafy side street, this exciting development opportunity is superbly located for both the city centre and Gyle business districts.

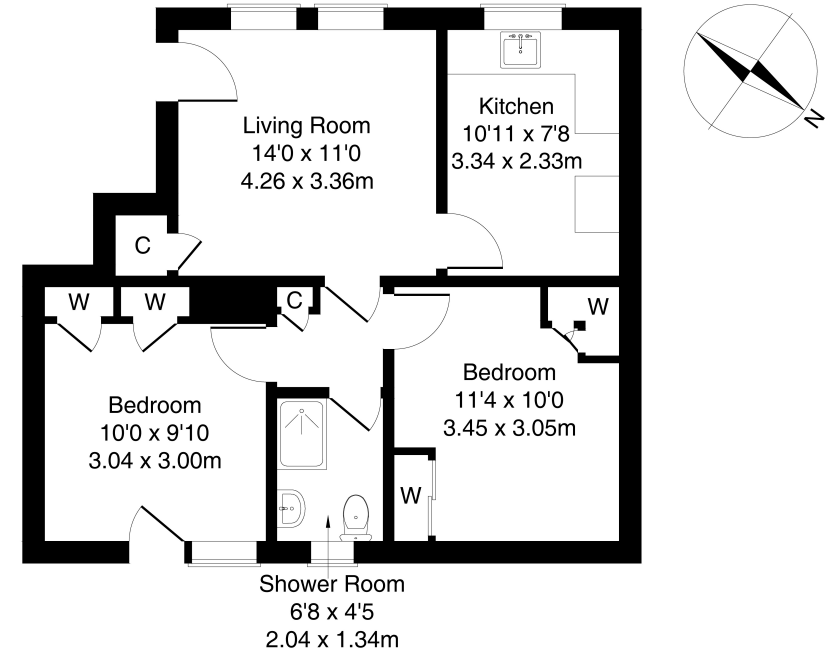
Features include well-proportioned room sizes, good storage, gas central heating and modern double glazing. Externally, there are gardens to the front with tall privacy hedging, and a shared green to the rear.

The entrance opens to the front facing lounge, featuring hardwood flooring, a fireplace, a built-in store cupboard, and a central light fitting. Set off the lounge, the kitchen also has a front facing window, and potential for accommodating a breakfast table. Front the lounge, an inner hall gives access to the bedrooms and bathroom. Both bedrooms have leafy views to rear the gardens and include built-in storage, whilst bedroom two also has a door for garden access. The shower room is fitted with a two piece suite, cubicle with mains mixer, contemporary wall panelling, and recessed spot lighting.



**5/1 Balgreen Park, Edinburgh EH12 5UE**

Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



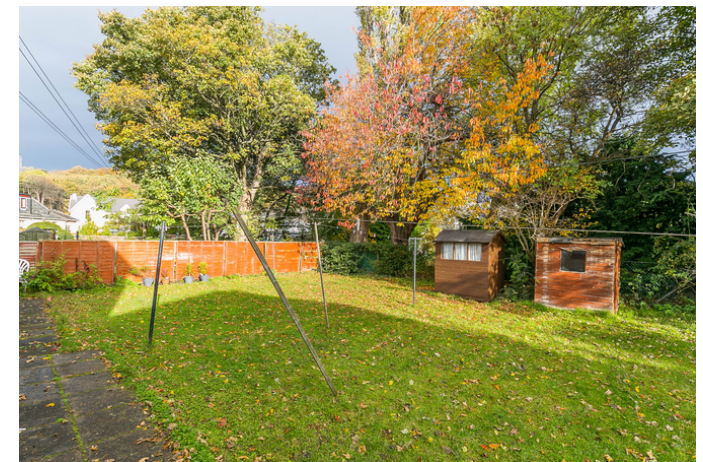
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Balgreen is a popular and convenient location situated just off the A8 between Roseburn and Corstorphine, with local amenities and good transport links to the city centre, making it an excellent residential and commuting base. Recreational facilities within the area include Craiglockhart Sports Centre, Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as

well as a number of public parks and golf courses. There are regular daytime and 24-hr public transport services, including the tram line at Balgreen. Excellent schooling can be found at primary and secondary levels within the vicinity, and the city bypass is quickly accessed for the motorway network, Edinburgh Airport, and the Forth crossing.





### Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

### Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

