



5/3 Glendevon Park, Edinburgh, EH12 5XD

Well-Presented, Two-Bedroom, Dual Aspect, Upper Villa with Private Garden

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Property Description

Well-presented, two-bedroom, dual-aspect, traditional upper villa, with a private garden. Located in the highly sought-after Balgreen residential area, just west of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a modern fully tiled bathroom, gas central heating and double glazing.

Externally, the property benefits from a generous garden plot with a lawn, a store shed and tall hedging for privacy; and a shared drying green incorporating another private plot to the rear.

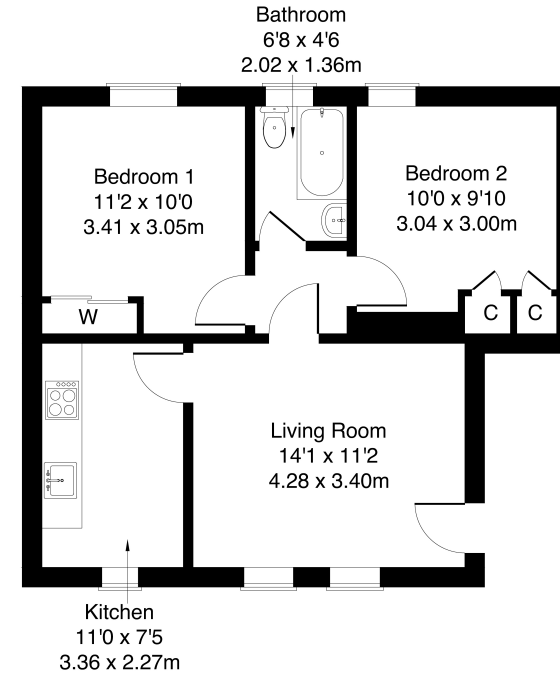
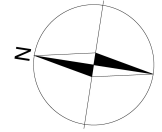
A welcoming entrance opens into a spacious living room featuring carpeted flooring and twin windows allowing plentiful natural light; whilst set off the living room, a good-sized kitchen offers space for a breakfast table, with fitted wall and base units including stone effect worktops, a sink with a drainer, a tiled surround; an integrated oven and gas hob; and a freestanding washing machine and fridge/freezer.

Also, set off the lounge, an inner hall provides access to the rest of the property, with two double bedrooms set to the rear, finished with light decor and built-in storage, and both offer plenty of space for further furnishing. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath, full-height tiled splash walls, and tiled flooring.



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Approximate Gross Internal Area: (527 sq ft - 49 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 Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as

a number of parks and golf courses. There are regular daytime and 24-hour 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.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

