



65 Baird Drive, Balgreen, Edinburgh, EH12 5RX

Tastefully Presented, Two-Bedroom, Lower Villa.

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Property Description

Tastefully presented, two-bedroom, traditional lower villa with private gardens and a driveway.

Located on a quiet residential street close to Murrayfield Stadium in the popular Balgreen area, to the west of Edinburgh city centre.

Comprises an; entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

Ready-to-move-in, highlights include a modern fitted kitchen, spacious bathroom with a separate shower cubicle and quality flooring.

In addition, there is double glazing, gas central heating, and good storage provision.

Externally there are low maintenance and enclosed private gardens to the front and rear incorporating a driveway and store shed.

The entrance hallway gives access throughout, including to a built-in storage cupboard. Real wood flooring continues from the hall into the front-facing living room, which includes a fireplace with quality surround, plain coving and a central light fitting.

Also front-facing, the kitchen is fitted with contemporary units and worktops, a stainless steel sink and tiled splashbacks and an integrated gas hob and electric oven with an extractor canopy above.

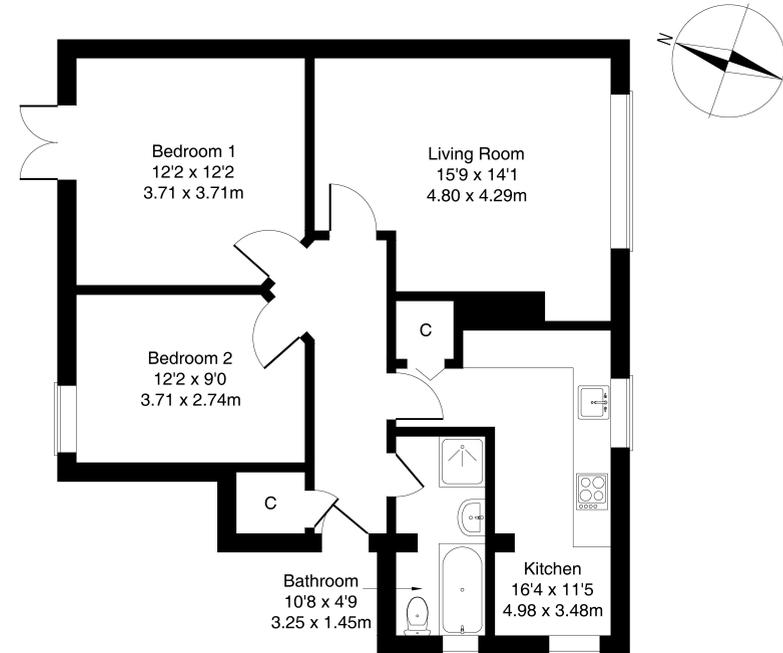
Both bedrooms are rear-facing with space for freestanding storage, whilst bedroom one includes French patio doors to the rear garden.

The fully tiled bathroom is fitted with a traditional style three-piece bathroom suite including a roll-top bath, and a separate shower cubicle with a mains mixer shower.

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Approximate Gross Internal Area: (753 sq ft - 70 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.





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