



Estate Agents and Solicitors

32/1, South Beechwood, Edinburgh, EH12 5YR

Tastefully Presented, Two-Bedroom, Ground-Floor flat, with an Allocated Parking Space

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Property Description

Tastefully presented, two-bedroom, ground-floor flat, with an allocated parking space. Located in a desirable, leafy and quiet cul-de-sac, in the sought-after Balgreen area, west of Edinburgh city centre.

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

Highlights include a spacious triple-aspect public room, a fitted kitchen with appliances, gas central heating and double glazing. In addition, there is excellent storage, including bedroom and hall storage, a secure entry system, and well-proportioned room sizes.

There is an enclosed shared garden to the rear, with further leafy grounds adjacent, as well as residential parking spaces.

Appliances and items of furniture are available for inclusion in the sale.

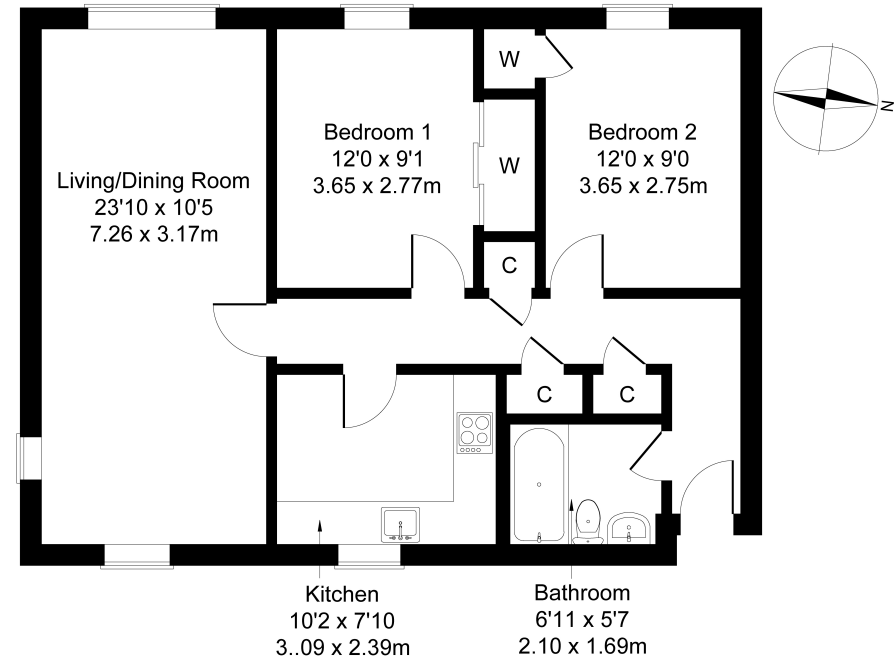
The property opens with a bright and welcoming entrance hall, providing access to all main rooms. The spacious living and dining area features soft carpet underfoot, a central light fitting, and large windows that flood the space with natural light, creating a warm and inviting atmosphere. The fitted kitchen is practical and well-appointed, offering tiled-effect flooring, stone-effect worktops, and a tiled splashback surround. A stainless steel sink with a drainer is accompanied by a full range of appliances, including a washing machine, tumble dryer, fridge/freezer, microwave, and gas cooker, providing everything needed for day-to-day use.

Two comfortable, carpeted bedrooms provide restful retreats. The generous primary bedroom benefits from a built-in wardrobe with mirrored sliding doors, offering ample storage without compromising on space. The second bedroom, equally inviting, includes a built-in storage cupboard and is well-proportioned, making it ideal as a guest room, home office, or nursery. The accommodation is completed by a three-piece bathroom with stone-effect flooring, a tiled splashback surround, a central light fitting, and a shower over the bath, combining functionality with a clean, modern look.



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Approximate Gross Internal Area: (764 sq ft - 71.0 sq m.)

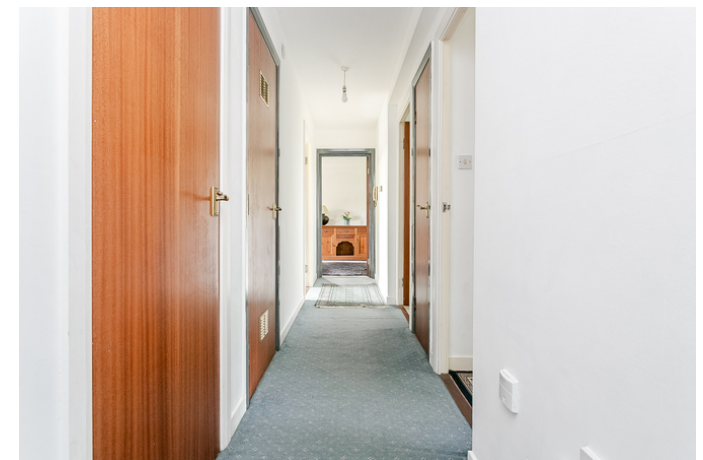


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Balgreen is a well-regarded and conveniently located suburb, positioned just off the A8 between Roseburn and Corstorphine. With a wide range of local amenities and excellent transport links, including a tram stop at Balgreen and frequent bus services, both daytime and 24-hour, the area offers an ideal base for commuters and families alike. Residents enjoy easy access to a variety of recreational facilities, including Craiglockhart Leisure and Tennis Centre, Corstorphine Hill Nature Reserve, Edinburgh Zoo, and Murrayfield Stadium and Ice Rink. A number of public parks and golf courses

further enhance the area's outdoor and leisure appeal. The area benefits from well-regarded primary and secondary schools, and offers swift access to the City Bypass, connecting efficiently to the motorway network, Edinburgh Airport, and the Queensferry Crossing. With its excellent blend of convenience, green space, and connectivity, Balgreen continues to be a sought-after residential location.





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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



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