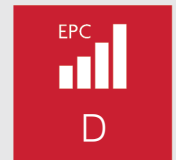




**Thorntons**   
The right way to move

## 9 Glendevon Grove

Balgreen, Edinburgh, EH12 5LX





## Summary

Nestled at the end of a cul-de-sac by the local golf course, this main-door double-upper flat has a peaceful location in Balgreen. It resides on the first and second floors, offering bright and spacious rooms that are attractively presented in neutral hues. The home features a quality kitchen and shower room too, and with three double bedrooms it offers excellent versatility to suit a variety of lifestyles. In addition, it has excellent built-in storage and two private gardens, including a lawned rear garden with a southeast-facing aspect.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

## Features

- A spacious double-upper flat
- Situated in sought-after Balgreen
- Private entrance at ground level
- Attractive interior design throughout
- Living room with bay window and fireplace
- Well-appointed breakfasting kitchen
- Large principal bedroom with study area
- Second double bedroom
- Bedroom three/dining room with log burner
- Quality three-piece shower room
- Private gardens to the front and rear
- Two garden sheds for storage
- Unrestricted on-street parking
- Gas central heating and double glazing



"A spacious main-door double-upper flat with three double bedrooms and a peaceful location in sought-after Balgreen"





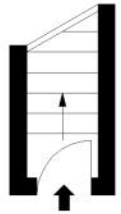


"The home is attractively presented throughout, coming complete with a quality kitchen and shower room, and two gardens"

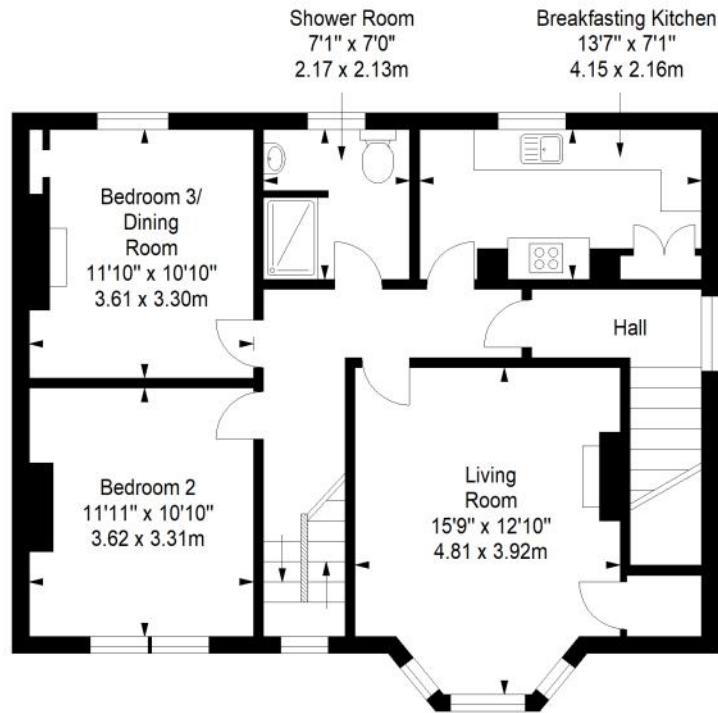


# Floorplan

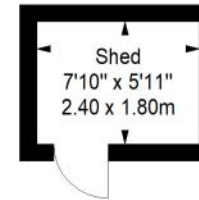
**Ground Floor**  
Approx. 2.4 sq. metres (25.8 sq. feet)



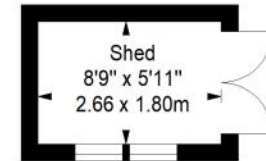
**First Floor**  
Approx. 75.5 sq. metres (812.7 sq. feet)



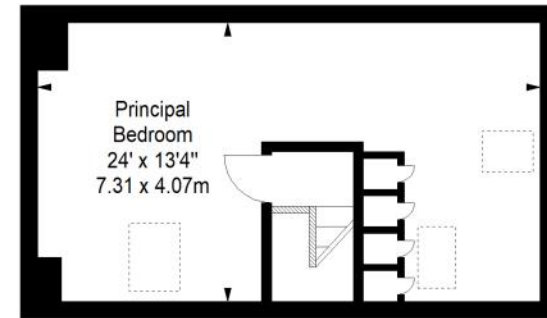
**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



**Shed**  
Approx. 4.9 sq. metres (52.7 sq. feet)



**Second Floor**  
Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 116.9 sq. metres (1258.3 sq. feet)



# Thorntons

The right way to move

## Our Branches

### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland