



Balgreen

61 South Beechwood
EH12 5YS



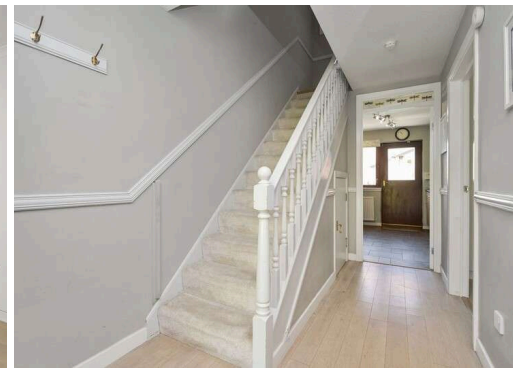
End Terraced House

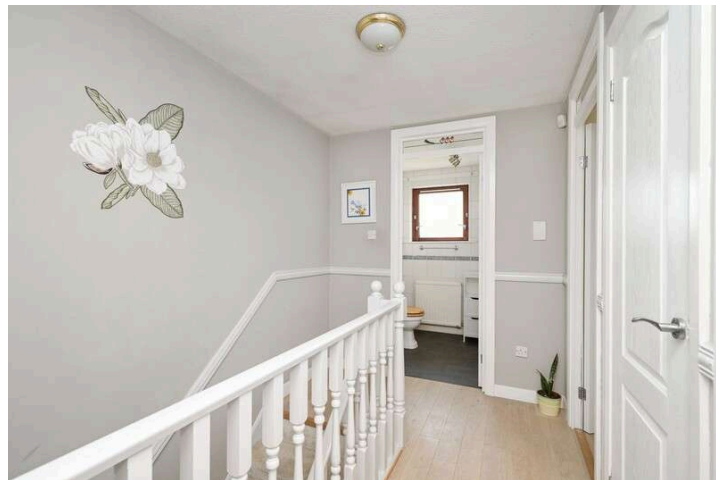
OFFERS OVER £365,000

- Entrance hall
- Lounge/dinningroom
- Kitchen
- 3 bedrooms
- Bathroom
- Garage
- Driveway
- Gas central heating
- Double glazing
- Gardens to front and rear
- Attic storage
- Engineered wood flooring
- Well maintained communal grounds



Viewing - by appointment please call
Solicitors: 0131 253 2379



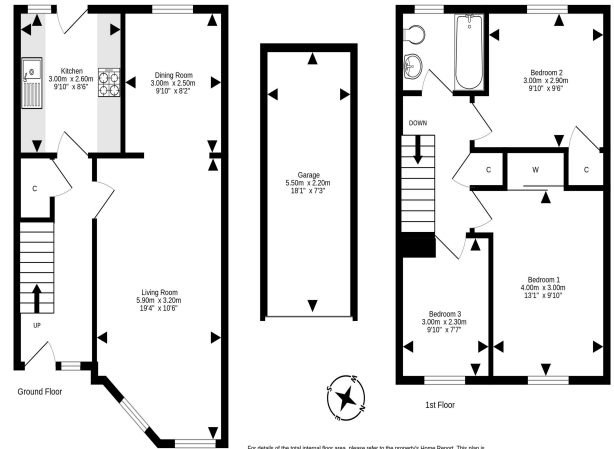






Viewing is highly recommended of this three bedroomed terraced house set within its own private gardens in addition to well-maintained communal grounds within the development. Balgreen offers excellent amenities and schooling as well as quick access into town. There are a range of local shops and services as well as larger supermarket options nearby including an Aldi and Sainsburys, and the Gyle Shopping Centre with a choice of high street stores. Recreational facilities are close at hand with Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Carrick Knowe Golf Club all within easy reach. In addition there are leafy walks at nearby Corstorphine Hill or in Saughton Public Park and Rose Gardens. Excellent bus and tram links take you into the city centre as well as Edinburgh Airport, and the City Bypass, M8 and M9 motorway networks are all close by

The property opens to an entrance hall with under stair storage and engineered wood flooring which continues into the lounge/diningroom. The lounge/diningroom is to the front and rear of the property with 2 corner windows in the lounge area offering a leafy outlook over the landscaped communal gardens. To the rear the kitchen gives direct access to the rear garden and has been fitted with a good range of wall and base units incorporating a stainless-steel gas hob, oven and cooker hood. There is tiled effect laminate flooring, access to the boiler and the fridge/freezer and automatic washing machine are also to be included in the sale. Upstairs the upper landing with linen cupboard and the three bedrooms all again have engineered wooden flooring. Bedroom one is to the front with a leafy outlook and built-in wardrobes with mirror fronted door. The second bedroom is to the rear overlooking the rear garden and has a store cupboard with hanging rail. The third and smallest



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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to the rear the bathroom has been fully tiled with 3-piece white suite, thermostatic shower over the bath and tiled effect laminate flooring completing this property. The front garden has been laid to lawn with mature trees and overlooks the landscaped gardens within the development. The rear garden again offers a lawn area, small patio ideal for al fresco dining and a selection of shrubs. A gate offers direct access to the driveway and garage situated at the rear of the property.

EXTRAS

To include the aforementioned white goods (no warranties to be given) along with the curtains

OFFERS

Offers Over £365,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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