

39/1 Balgreen Avenue

Edinburgh
EH12 5SX





A sought-after residential suburb to the west of Edinburgh's city centre, Balgreen offers excellent amenities and schooling, with swift 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 its familiar high street retailers. Recreational opportunities are close at hand with Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Carrick Knowe Golf Club amongst others. For something more leisurely there are peaceful leafy walks at nearby Corstorphine Hill or in Saughton Public Park and Rose Gardens. There is a range of highly-regarded private and state primary and secondary schooling in the area including Balgreen Primary School. 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 accommodation comprises:

- Welcoming entrance hall with access to all accommodation and storage cupboards.
- Spacious rear facing living room with patio doors with custom venetian blinds and ample space for dining. Pocket doors to kitchen.
- Kitchen fitted with a range of base and wall mounted units. Integrated oven, hob, dishwasher, fridge freezer and washing machine.
- Bedroom one with built in wardrobes and ample space for freestanding furniture .
- Ensuite shower room with electric shower, sink and wc.
- Two further well-proportioned bedrooms.
- Main bathroom with bath with shower over, sink and wc. Partial tiling to walls.
- Gas central heating and double glazing,



Viewing by appointment on 0131 524 3800













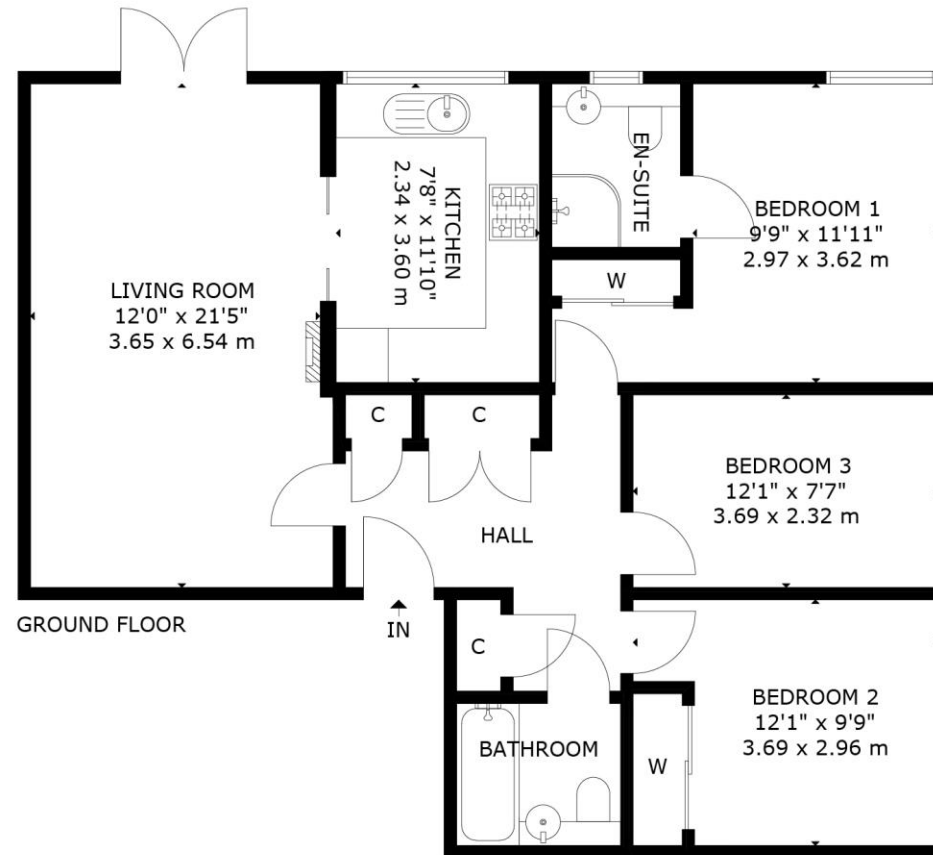




Externally, the property benefits from a private patio area and access to well maintained communal gardens which are laid to lawn and bounded by fencing.

There is shared parking to the front of the development.

- EPC Band- C
- Council Tax Band- F



39/1 BALGREEN AVENUE, EDINBURGH, EH12 5SX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 911 SQ FT / 85 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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