



46 GLENDEVON PLACE
BALGREEN, EDINBURGH, EH12 5UJ

ESPC Reference number E474725

EPC RATING: C

Owner: CUNNINGHAM/MARTIN

Price: OFFERS OVER £440,000

Viewing: By appointment with solicitors

Tel: 0131 623 9323

Date of Entry: Negotiable

SITTING ROOM

KITCHEN/DINING ROOM

3 DOUBLE BEDROOMS

BATHROOM

SHOWER ROOM

UTILITY ROOM

GAS CENTRAL HEATING

DOUBLE GLAZING

A stunning double upper Edwardian stone villa with pretty Baystone frontage and extended into the attic space to form a generously proportioned room with options for flexible use. This elegant property is decorated to a high standard. The subjects are accessed by an attractive cobble stone paved pathway featuring wrought iron fencing and entrance gate.

The sitting room at first floor level is decorated to a high standard and features Edwardian period cornice work and an attractive fireplace and grate with coal effect gas fire and attractive brass plate and surrounded by a marble mantelpiece and central chandelier. The 3 panelled bay window is finished in light oak complimented by a butlers pantry finished

in light oak. This room allows a great deal of natural light into the room and is an elegant and reception room or sitting room for entertaining or use by family.

On the first floor level there are two bedrooms both generously proportioned with double glazed windows.

There is a spacious and beautifully fitted kitchen with ivory units complemented by warm copper coloured worktops with stainless steel hob/oven and extractor fan. This offers a generous space for a kitchen table and the doors and windows complement the décor. French door out to the rear of the building.







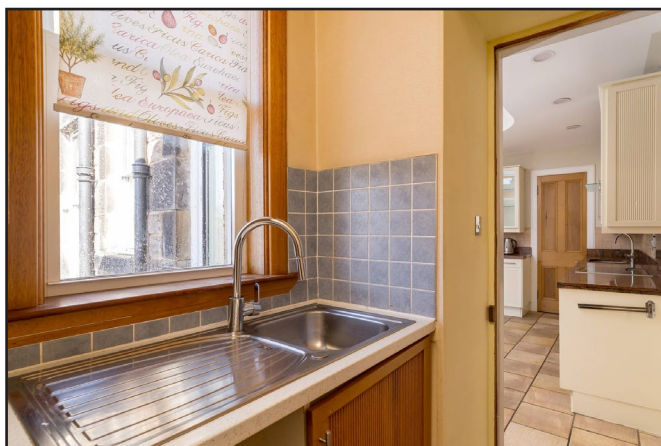
Leading off from the kitchen is a utility room with sink and storage.

The internal stairwell has been varnished to match the tone of the other wooden window fittings, fixtures within the house.

Extending into the attic is a generously proportioned room which is outfitted as a bedroom with wardrobes and an en-suite shower room however could be equally outfitted to provide other purposes. Double glazed velux windows provide natural light. There is a private garden to the rear of the building fully enclosed.

In addition there is a grant of Planning Permission to erect a pod building in the garden area to allow space for working from home. This was obtained by the current owners but not built. If of interest please don't hesitate to contact the agent for a copy of the pod Planning Permission.

Further insulation has been added by the current owners to increase the energy efficiency, including the addition of full WiFi radiator management.







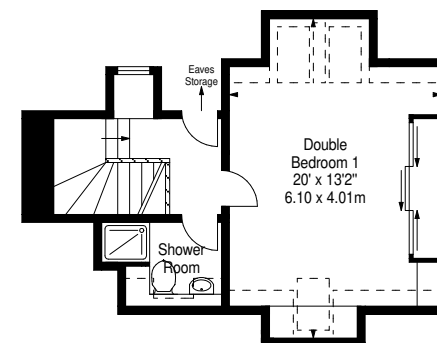
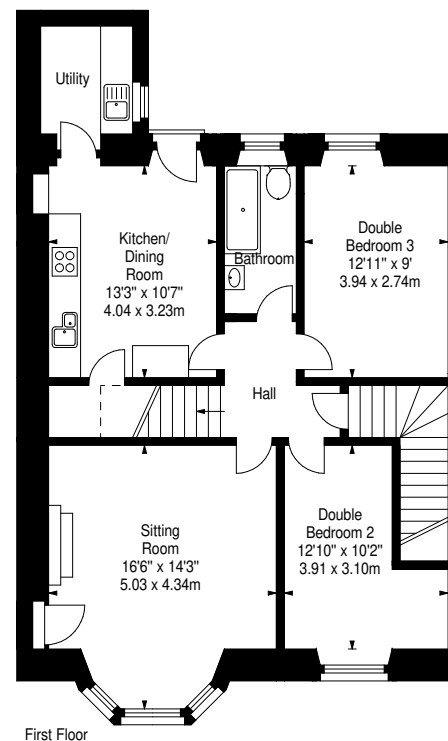
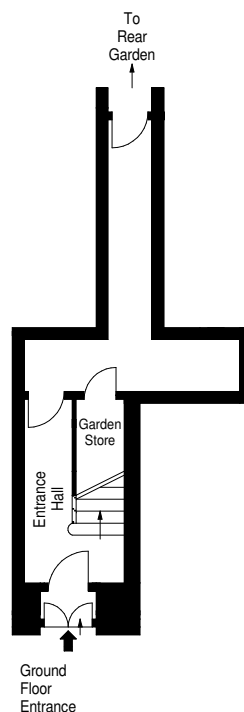




**Glendevon Place,
Edinburgh, EH12 5UJ**



Approx. Gross Internal Area
1275 Sq Ft - 118.45 Sq M
(Including Garden Store)
For identification only. Not to scale.
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Second Floor

espc

While these particulars are believed to be correct they are not warranted and may not be imported into any contract. Interested parties are advised to instruct their solicitors to note interest in the property. The seller nevertheless reserves the right to accept any offer at any time.

26 Alva Street, Edinburgh, EH2 4PY

Tel: 0131 • 623 9323 Fax: 0131 • 623 9322 DX: ED 446

Associated Office • 1103 Prinsengracht, Amsterdam

Tel: 0031 • 206164252 Fax: 0031 • 206892095

Fiona E M Cunningham LLB. Dip. LP. N.P.