



91 Balgreen Road, EDINBURGH, EH12 5UA

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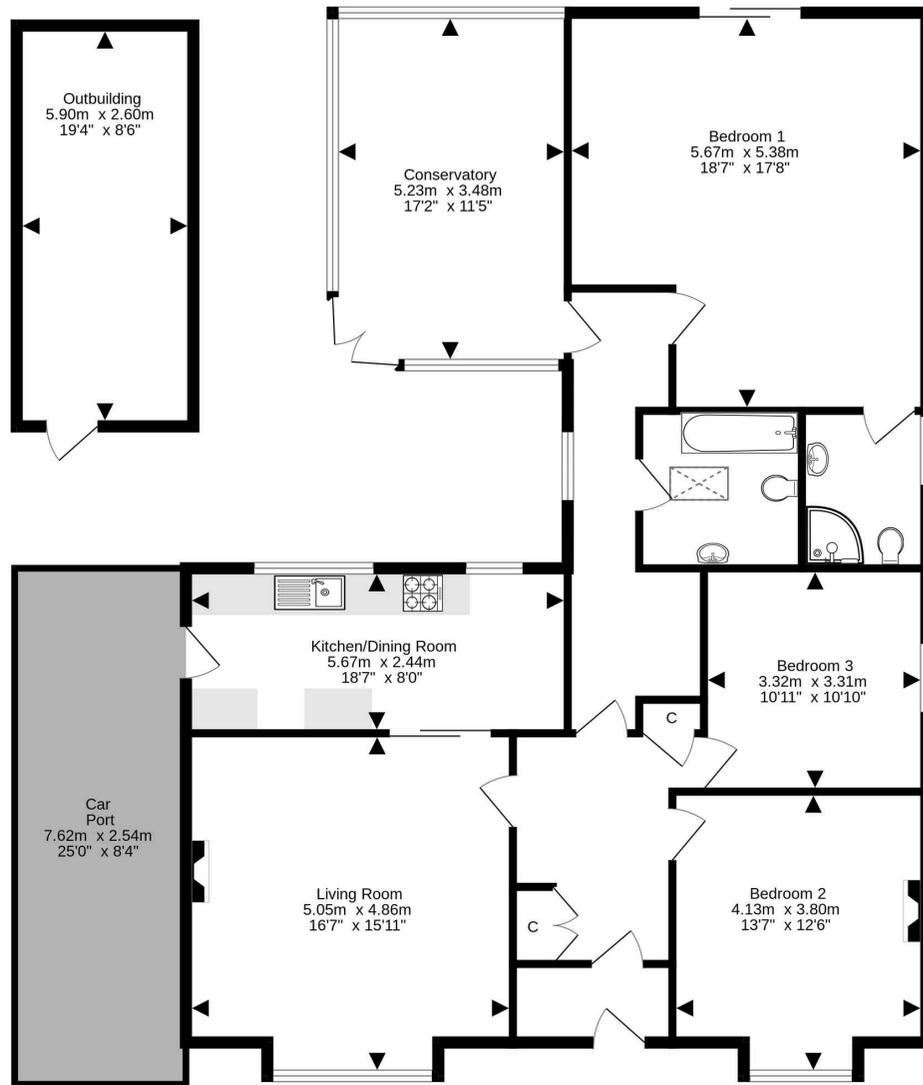


McDougall McQueen are pleased to bring to market this detached bungalow in the popular neighbourhood of Balgreen. Accommodation comprises; bright and airy lounge, kitchen, three generous double bedrooms, Master bedroom is en-suite with patio doors leading to garden, family bathroom and spacious conservatory. There is a stone built garden store ideal for garden tools, toys and bikes. The rear garden is a great space for relaxing in the sun or outdoor entertaining. The property has full double glazing and gas central heating. Included in the sale are fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer.

Viewing is by appointment. Call 07884 247419.

- Well presented detached bungalow in popular locale.
- Three double bedrooms, master bedroom ensuite.
- Conservatory/sun room.
- Generous private garden to rear.
- Driveway with carport.





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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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

