



GILSON GRAY

LAW • PROPERTY • FINANCE

5 GLENDEVON TERRACE

Balgreen, Edinburgh, EH12 5UW



Enjoying stylish, contemporary interiors, this main-door lower villa forms part of a traditional building in Balgreen and accommodates two bedrooms, a sunny living room, a dining kitchen, and a bathroom, plus a good-sized private garden and a private driveway. The home is sure to be appealing to a number of buyers, including first-time purchasers, professionals, couples, small families, downsizers, and rental investors alike. Amenities that lie within easy reach of the home include shops for everyday essentials, transport links including road, bus, and tram links, schools, and open spaces such as Corstorphine Hill and Saughton Park. Carrick Knowe Golf Course is also just a short stroll away and the Balgreen tram stop can be reached in less than 10 minutes on foot. Extras: fitted window blinds and integrated kitchen appliances, comprising an oven, hob, extractor hood, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Traditional main-door lower villa in Balgreen
- Well-presented, contemporary interiors
- Entrance vestibule and welcoming hallway
- Southwest-facing living room with fireplace
- Attractive dining kitchen with garden access
- Two elegant and well-proportioned double bedrooms
- Contemporary bathroom with shower-over-bath
- Good-sized private rear garden
- Private front driveway for off-street parking
- Gas central heating and double glazing







"THE VILLA ENJOYS MODERN
FIXTURES AND FITTINGS AND
A TASTEFUL PALETTE OF
DECOR THROUGHOUT."





EPC RATING:

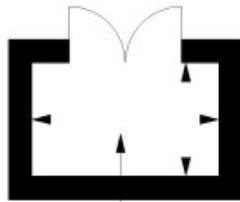


COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Shed
Approx. 2.4 sq. metres (25.8 sq. feet)



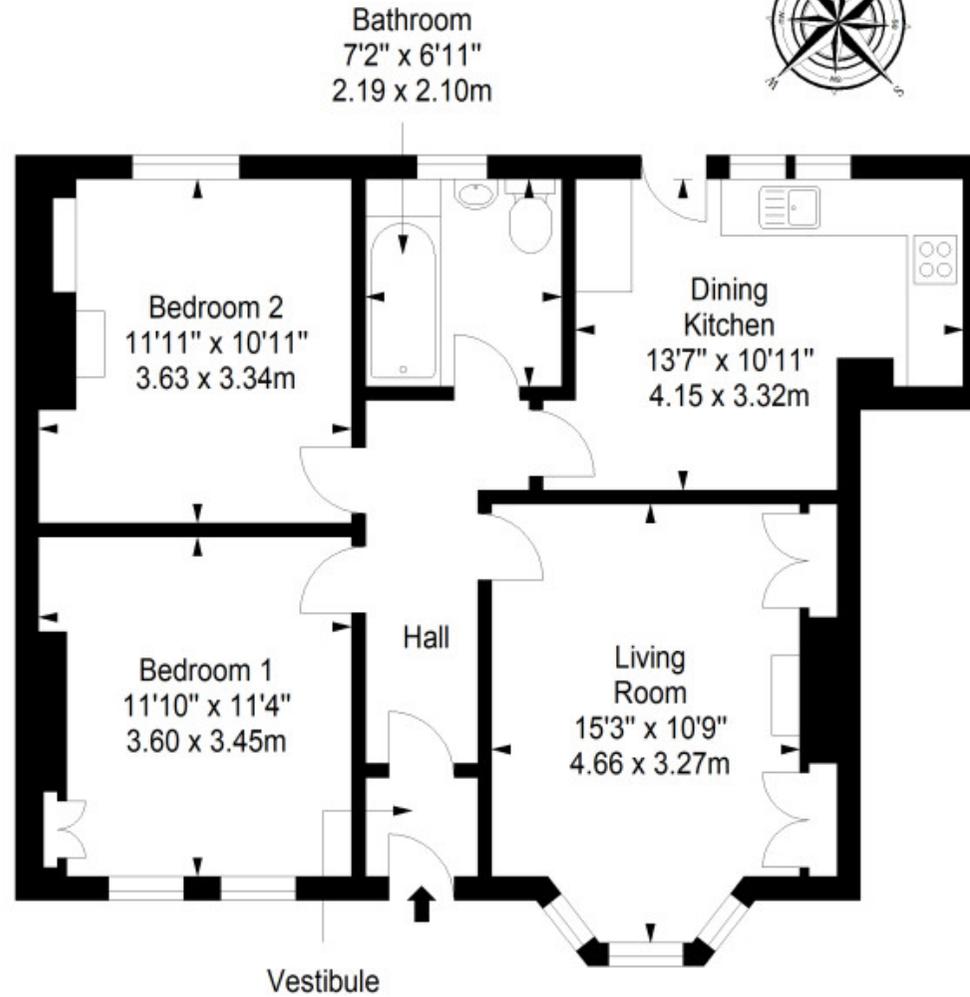
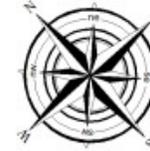
Shed
6'7" x 3'11"
2.00 x 1.20m

Shed
Approx. 2.3 sq. metres (24.7 sq. feet)



Shed
5'11" x 4'1"
1.80 x 1.25m

Ground Floor
Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 71.9 sq. metres (773.9 sq. feet)



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BORDERS

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