



***12/4 Glendevon Avenue***

Balgreen, Edinburgh, EH12 5UN

*We sell homes, not just houses*





Nestled at the end of a cul-de-sac beside a local golf course, this two-bedroom first-floor flat forms part of an established development with a peaceful setting in sought-after Balgreen. The home is finished to high standards throughout and it incorporates attractive interior design and modern finishings, including a stylish breakfasting kitchen and shower room. It also boasts a private driveway and a private garden, meeting the needs of a variety of lifestyles.

Reached via a shared entrance and stairwell, the home's front door opens directly into the living room, which offers a wonderful introduction with its chic accent wall set against a neutral backdrop and plush carpeting. This reception area offers plenty of room for a variety of furnishings and it is bathed in daily light from twin southeast-facing windows, ensuring a bright and tranquil environment for daily use. Just off the living area is a central hall with built-in storage. The breakfasting kitchen is also adjacent to the living room, sporting a fashionable combination of cream-coloured cabinets alongside wood-toned worktops and metro-style splashback tiles. The contemporary design provides lots of storage and workspace, as well as room for a table and chairs for casual meals. Seamlessly integrated appliances complete the sophisticated aesthetic (gas hob, extractor hood, eye-level oven, fridge/freezer, dishwasher, and washing machine).

## Features

- First-floor flat with modern interiors
- Quiet cul-de-sac setting in Balgreen
- Central hall with built-in storage
- Living room with southeast-facing aspect
- Contemporary breakfasting kitchen
- Two bedrooms (one with fitted wardrobes)
- Modern three-piece shower room
- Private rear garden with a neat lawn
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - C





*“Living room with southeast-facing aspect,  
a contemporary breakfasting kitchen  
and two bedrooms”*







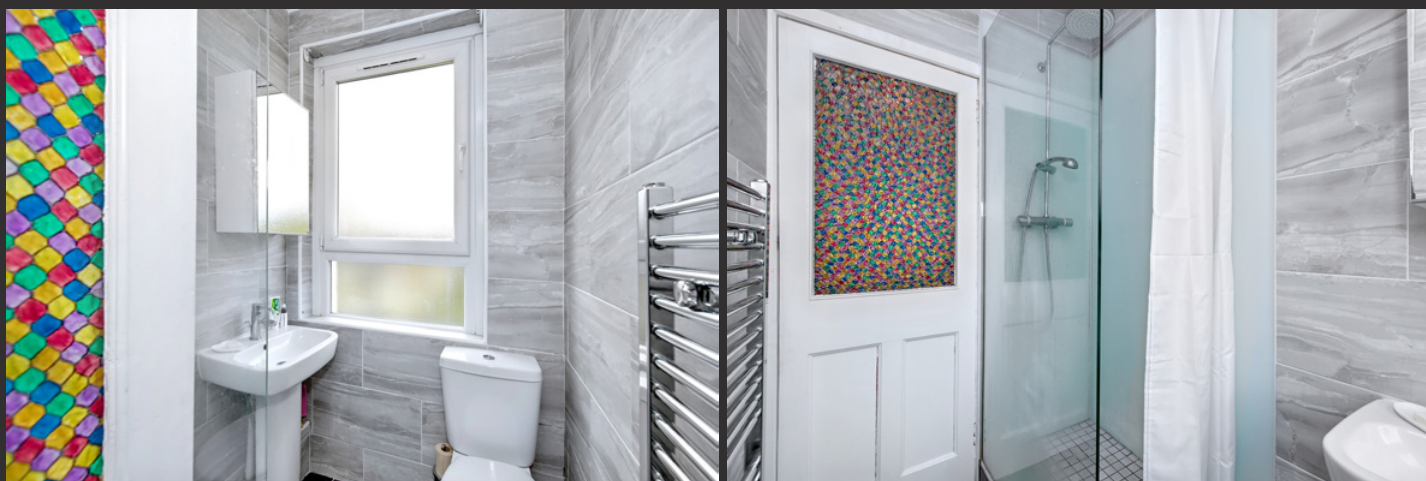
Set side by side, the two bedrooms both enjoy light decoration which adds to the bright and airy ambience. The principal bedroom is a well-proportioned double, finished with a soft carpet and tasteful wallpaper. The second bedroom, on the other hand, is a versatile space with a fitted mirrored wardrobe, neutral décor, and wood-effect flooring. If preferred, this space could easily be used as a dressing room or home office. Finishing the accommodation is a modern three-piece shower room, enveloped in premium tiles. Gas central heating and double glazing ensure year-round comfort.

Outside, the flat has an enclosed private garden which is neatly kept and laid to lawn for relaxing in the sun. In addition, the property also has a private driveway for off-street parking.

Extras: all fitted floor and window coverings, select light fittings, bedroom wardrobes, and integrated kitchen appliances to be included in the sale.

## *Balgreen*

Balgreen is a highly popular residential area situated just west of the city centre. Here, you will find a wealth of recreational facilities, good schooling, excellent transport links and numerous large leafy areas including Carrick Knowe Golf Club, Saughton Public Park and Rose Gardens. For tranquil walks and picnics, the nearby Corstorphine Hill nature reserve and the picturesque Water of Leith walkway provide the perfect spot to escape the city's hustle and bustle. For entertainment and energetic activities, Murrayfield Ice Rink, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Corn Exchange are all in close proximity. Schooling is very well catered for from nursery to secondary level and the area has a good range of local shops and services, whilst nearby Gyle Shopping Centre offers various High Street outlets. Tram links and 24-hour bus services conveniently connect you to the city centre and Edinburgh Airport and easy access is provided to the City Bypass, and M8 and M9 motorway networks.

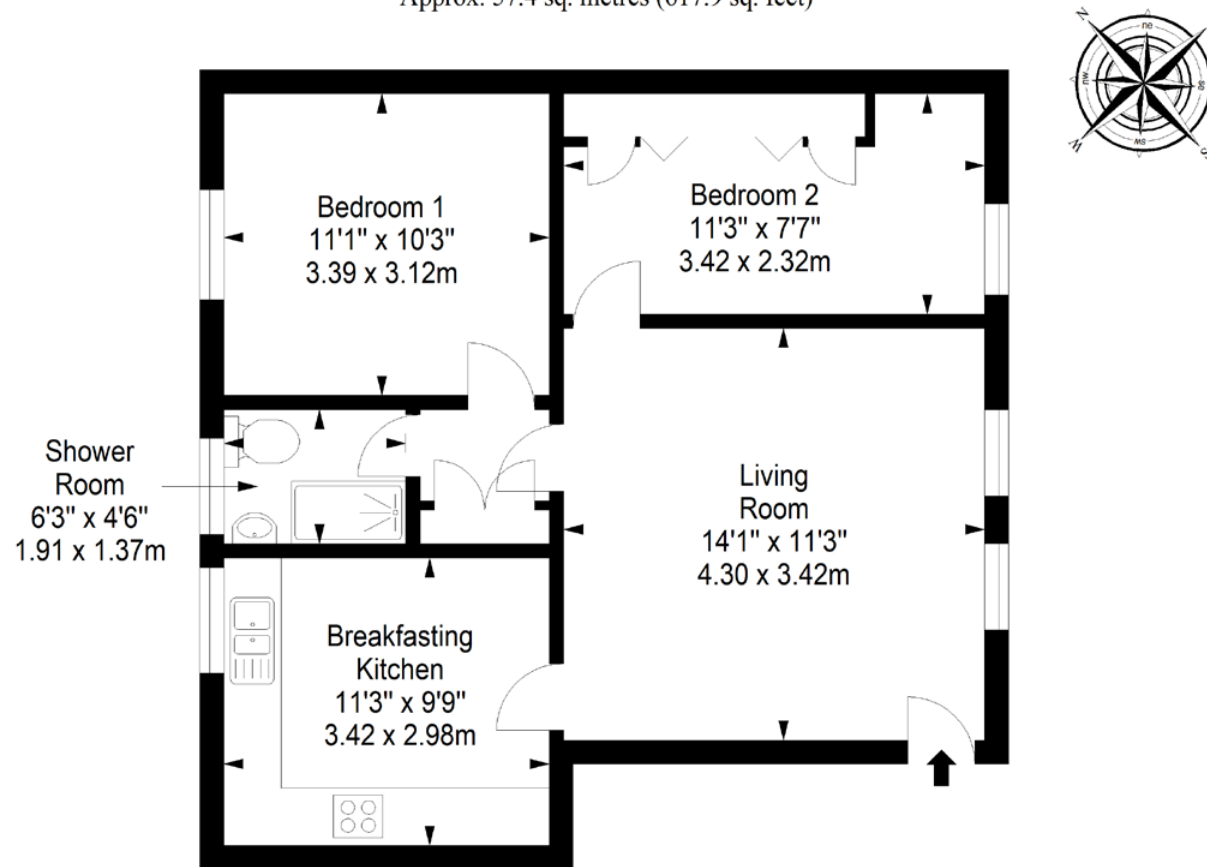




# Floorplan

## First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
[www.clancys-solicitors.co.uk](http://www.clancys-solicitors.co.uk)

rightmove OnTheMarket espc zoopla



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.