

**225/3 Balgreen Road
Edinburgh
EH11 2RZ**

OFFERS OVER £160,000



Features:

Well-presented and spacious 2 Bedroom second floor flat set in the popular suburb of, Balgreen. Approximately two miles west of Edinburgh city centre. There are excellent local shopping facilities and Balgreen Park is close by. Accommodation comprises; Living room, Fitted Kitchen, 2 Bedrooms and Bathroom. Full Double Glazing. Gas Central Heating.

Viewing:

By appointment with Selling Agents.

**11 – 15 Easter Road
EDINBURGH
EH7 5PJ**

**Tel. 0131 652 1166
Fax. 0131 652 1199**

This is an attractive well situated two Bedroom second floor flat set in a popular Edinburgh location. Balgreen is an ideal hub for commuters as there are frequent bus and tram services. The area also includes a medical centre, small local shops, primary schools, nurseries, and library. Balgreen Park is also close by. Locally there is a large Sainsbury's supermarket with a sports centre above it. The property is also in close proximity to the Gyle Shopping centre, Edinburgh Business Park, and the City By-pass.

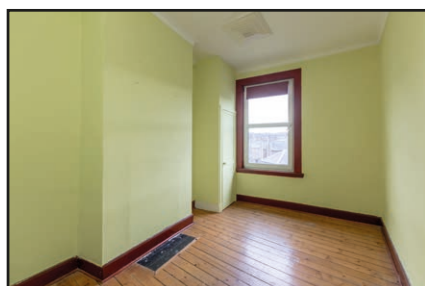
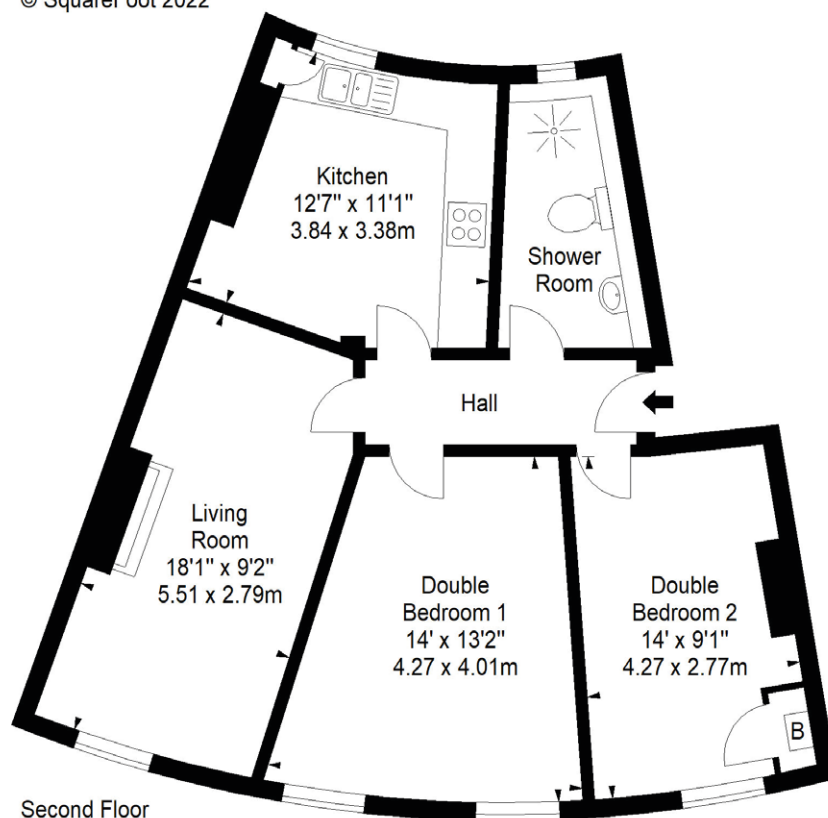
Viewing

By appointment through Mackay Sinclair WS, 11-15 Easter Road, Edinburgh, EH7 5PJ. Tel: 0131 652 1166.

**Balgreen Road,
Edinburgh, EH11 2RZ**



Approx. Gross Internal Area
689 Sq Ft - 64.01 Sq M
For identification only. Not to scale.
© SquareFoot 2022



While all reasonable steps have been taken to ensure the accuracy of the information given in this Schedule, it should be noted that the information given is subject to the normal limitations of the instruments used to produce all measurements used in this Schedule and the veracity of information supplied by other parties. In the event that any given statement is critical to your interest in the subjects described in this Schedule, we would be pleased to give further information at your request at the earliest possible opportunity. Where the property has been altered or extended or any part thereof renewed or replaced, no warranty is given that the documentation relating thereto will be made available to the seller. It should be noted that the services and appliances have not been tested and no warranty is given as to their suitability, order or condition. You are urged to seek the advice of the appropriate Council in relation to Council Tax banding and the charge which will be applicable to the subjects at the time of your intended purchase. Whilst these particulars are believed to be correct, they are not warranted and will not form or constitute part of any contract.