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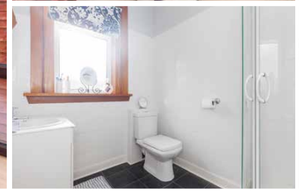
8 Glendevon Road

EDINBURGH, EH12 5XG

8 GLENDEVON ROAD

A BEAUTIFULLY PRESENTED THREE BEDROOM, SEMI-DETACHED HOME IN EDINBURGH'S DESIRABLE BALLGREEN AREA








An excellent opportunity has arisen to acquire this highly desirable three bedroomed semi-detached house, well situated within the Balgreen area of Edinburgh. Viewing of this property is highly recommended to appreciate the accommodation on offer.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway including storage cupboard and WC, a bright and spacious lounge, including a gas fire and built-in shelved storage space, a spacious kitchen with freestanding appliances. The dining room is accessed via the hallway and from the dining room, you gain access to the good sized conservatory, serving as an excellent additional public room.

Upstairs, there are three bedrooms two of which are double and one of which is single in size and would make for an excellent home office or single bedroom. completing the accommodation is the three-piece shower-room which was modernised a couple of years ago.

This property also benefits from full double glazing, gas central heating, private garden grounds to the front, side and rear of the property, including a patio area to the rear and more than adequate off-street and on-street parking to accommodate for residents and visitors alike.



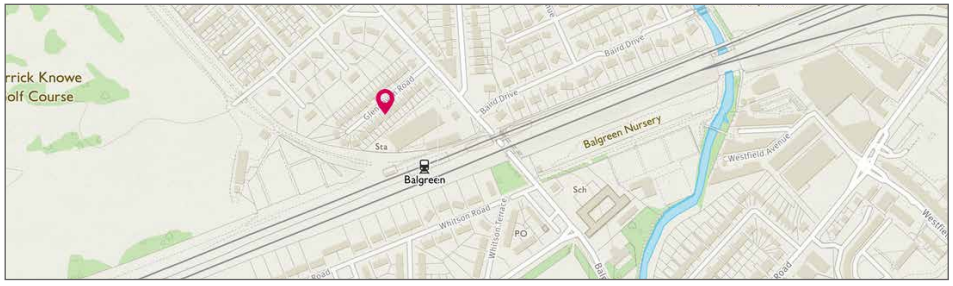


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Approximate Dimensions
(Taken from the widest point)

Lounge	4.66m (15'3") x 3.37m (11'1")
Kitchen	3.23m (10'7") x 2.48m (8'2")
Dining Room	2.74m (9') x 2.25m (7'5")
Conservatory	3.47m (11'5") x 2.58m (8'6")
Bedroom 1	3.37m (11'1") x 3.37m (11'1")
Bedroom 2	3.39m (11'1") x 3.24m (10'8")
Bedroom 3	2.06m (6'9") x 1.85m (6'1")
Shower Room	2.25m (7'5") x 1.85m (6'1
WC	1.52m (5') x 0.72m (2'4")

Gross internal floor area (m^2): $90m^2$
EPC Rating: E



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Part Exchange Available

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