



This is an elegant MAIN DOOR LOWER VILLA within a peaceful residential street comprising Edwardian period property. The location is highly sought after being only 3 miles west of the city centre.

Hall, Livingroom; Kitchen; 2 Bedrooms & Bathroom. Gas CH; Double Glazing & Garden front & rear. Free Parking.

Viewing: call 07776 198 960 (agent).

Offers Over £290,000

Location

Glendevon Place is just over 3 miles west of Edinburgh's city centre. There are plenty of amenities close by including either local "corner" shops, or indeed a variety of supermarkets; buses pass by regularly and motorists can quickly access the main road network on the west side of the city including the by-pass. Many residents in the vicinity work on this side of town where workplaces include Napier University, several schools, the offices of South Gyle or industries at Sighthill. Apart from the leisure facilities of Saughton Park, Carricknowe Golf Course is very handy; there are some lovely walks nearby along the banks of the Water of Leith and Murrayfield Stadium is just along the road.

The Property

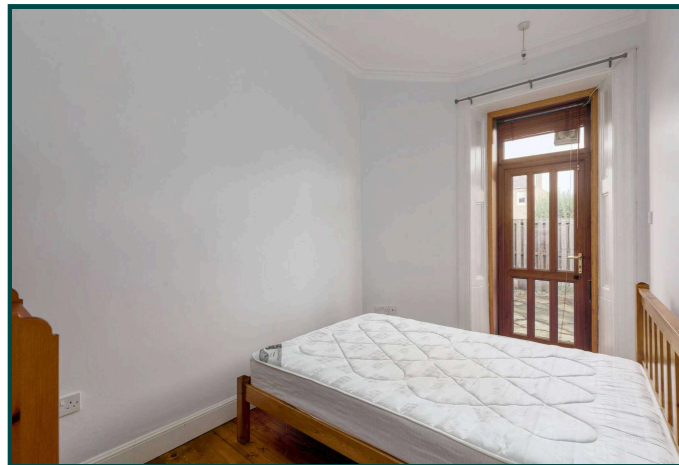
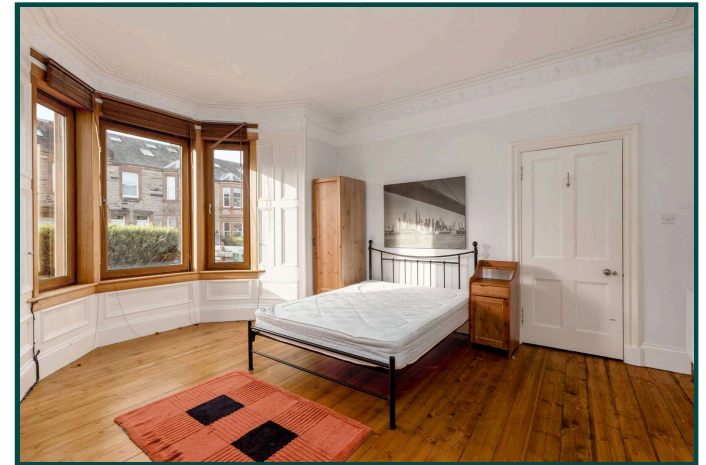
The property itself is a purpose-built main door Lower Villa Flat in a terrace of Edwardian stone dwellings. It has been modernised to include gas central heating and double glazing. Until recently, it was successfully let out and potential investors will appreciate the good returns possible for this type of property. The rooms have great character and charm and are set out "all on the level" often ticking a box for downsizers. There is a sunny garden to the front and an enclosed hard-landscaped garden to the rear

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £300,000

Energy Performance Certificate: Rated "C"



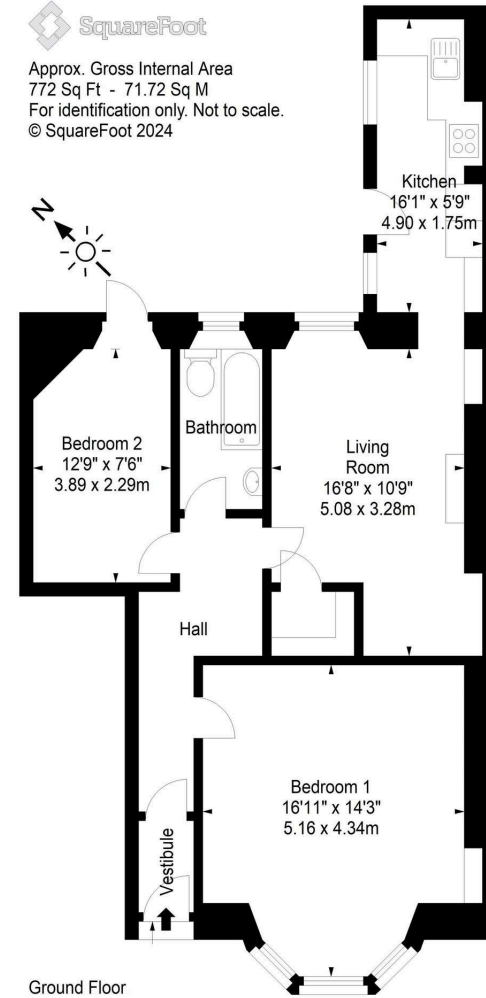




Glendevon Place,
Edinburgh,
Midlothian, EH12 5UH



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
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