

# 69 Balgreen Road

BALGREEN, EDINBURGH, EH12 5UA



*Spacious Four-Bedroom Terraced Family Home  
In Edinburgh's popular Balgreen area*



0131 524 9797



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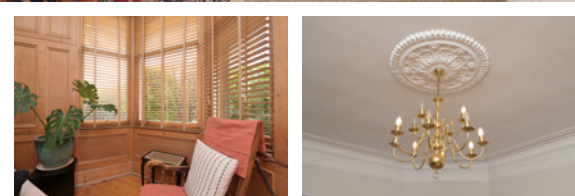


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McEwan Fraser Legal is delighted to present this four-bedroom spacious family home, which is in excellent condition, having been modernised by the current owner while retaining most of the traditional features.

# THE LIVING ROOM



Inside, the property comprises a spacious living area which benefits from ornate cornicing, wooden floors, a gas fire-place with original surround and tiles, and is flooded with natural light from the large front-facing bay window.

# THE KITCHEN



The fully equipped kitchen/dining room is fitted with a freestanding gas range cooker, oven, dishwasher and excellent storage including integrated tower fridge and freezer and pull-out larders. Accessed off the kitchen is a spacious dining room and also a utility room with a shower room adjacent. The garden is accessed from the dining room.



# THE DINING ROOM



# THE UTILITY & SHOWER ROOM



Bedroom four is a multi-functional room on the ground floor with views over the rear garden, and could also serve as a snug or home office, creating flexible living space for a family home.

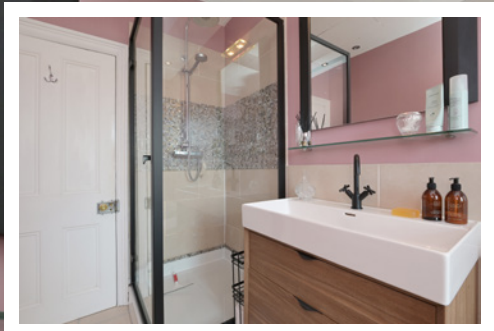
# BEDROOM 4





The house has three bedrooms on the first floor, including the master bedroom with its large bay window and original fireplace. The main family bathroom is on the first floor and has been finished to a high standard.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3

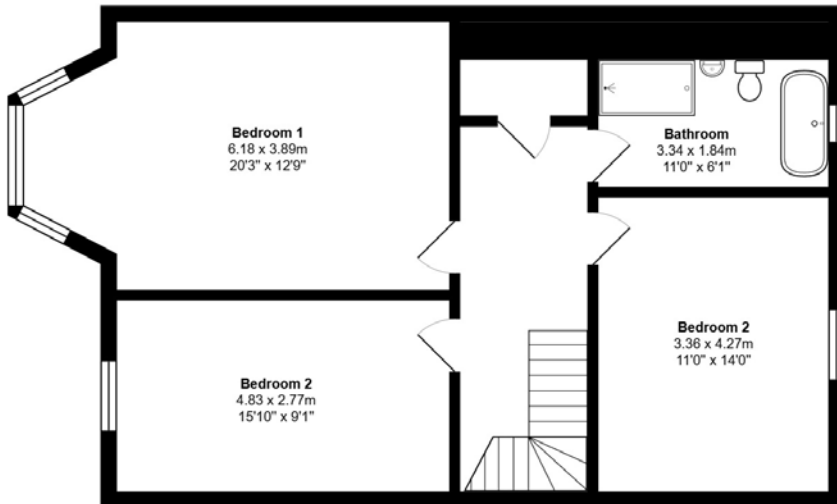
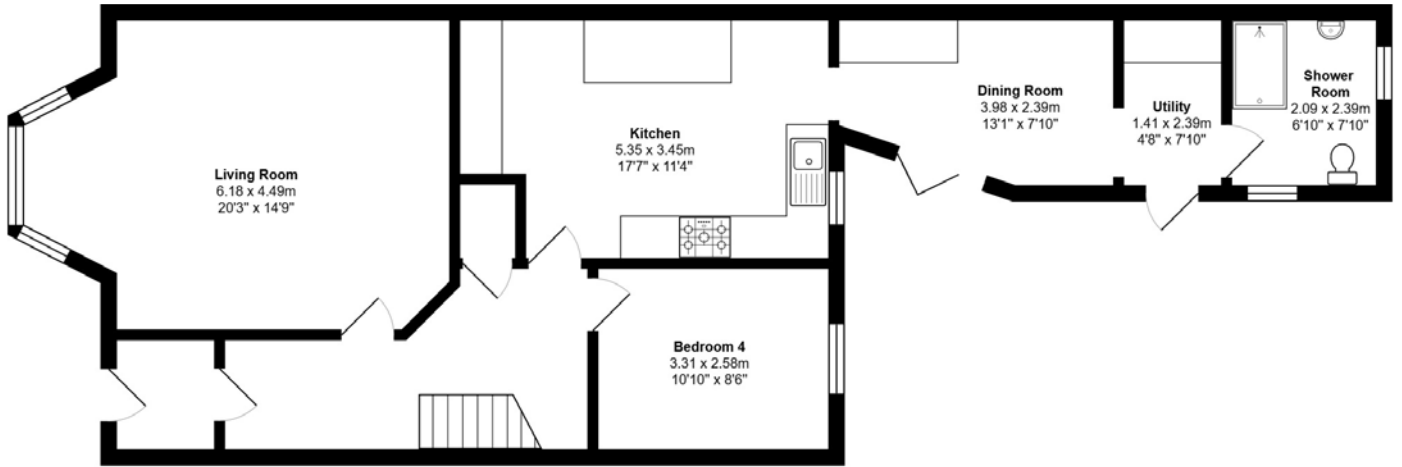


In addition, the property benefits from gas central heating, double glazed sash and case windows, private front and rear gardens, on on-street free parking, all of the above making for an excellent home, year-round.

# EXTERNALS

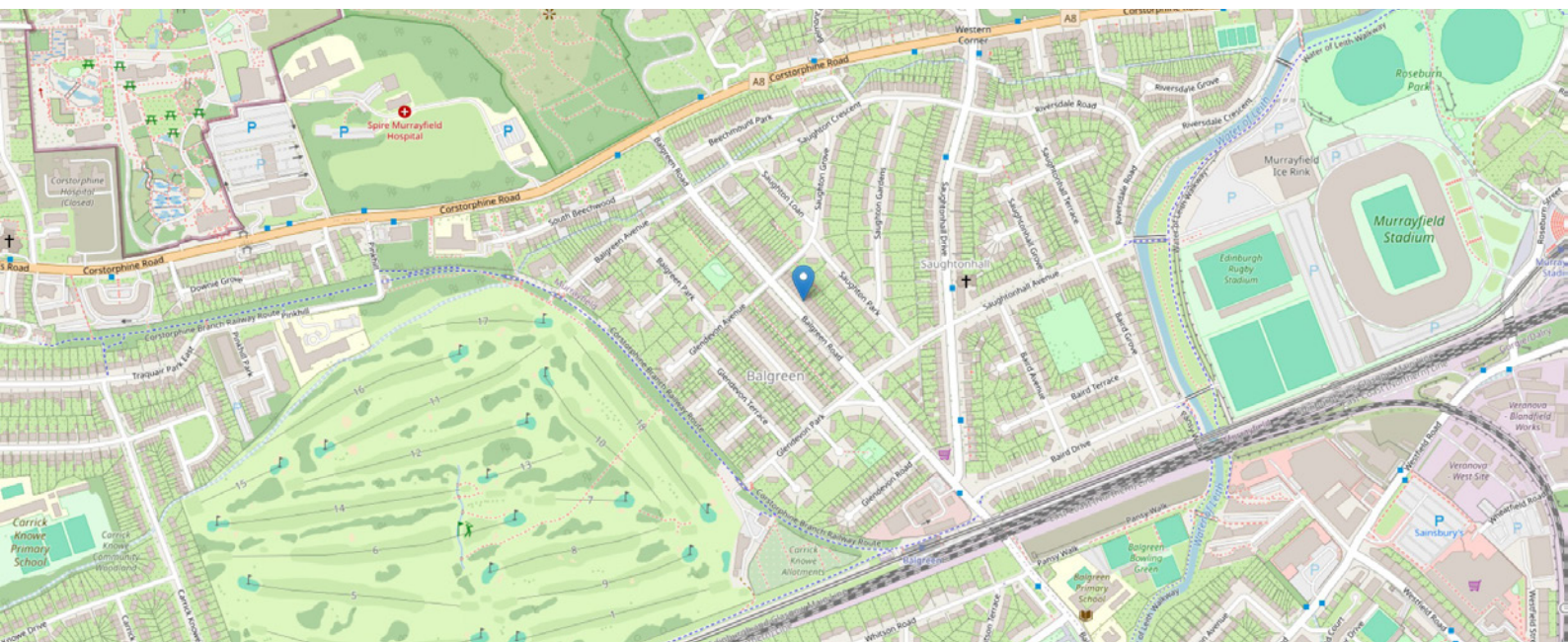


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Balgreen is a well-established residential area in west Edinburgh, offering a peaceful suburban environment while maintaining excellent connectivity to key destinations across the city. Situated just three miles from Edinburgh city centre, the area is ideal for those looking for a balance between urban convenience and green spaces. Balgreen is well-served by public transport, with the Edinburgh Tram stopping at Balgreen tram station, providing quick access to the city centre in around 10 minutes and Edinburgh Airport in approximately 20 minutes. Frequent Lothian Bus services also connect the area to the rest of Edinburgh, while the nearby City Bypass and M8 motorway make it easy for commuters to reach further destinations.





The area is just a short distance from some of Edinburgh's most popular attractions, including Edinburgh Zoo, which is only a five-minute drive away. Murrayfield Stadium, Scotland's home of rugby, is also nearby, making Balgreen a great location for sports fans. For those who enjoy the outdoors, the extensive Corstorphine Nature Reserve and woodland, the scenic Waters of Leith and Roseburn Park are all a few minutes walk away. For golfers, the area is within easy reach of several excellent golf courses, including Carrick Knowe Golf Course (5 minutes away) and Murrayfield Golf Club (10 minutes away).

Balgreen is well-served by highly regarded schools, including Balgreen Primary School, which is within walking distance. For secondary education, the area falls within the catchment for Tynecastle High School. Several private schools, such as St George's School for Girls and ESMS (Erskine Stewart's Melville Schools), are also easily accessible.

With its excellent transport links, proximity to key attractions like Edinburgh Zoo and Murrayfield Stadium, and access to green spaces, golf courses, and great schools, Balgreen is a highly desirable location for families, professionals, and commuters alike.



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