



# 34

**34 BALGREEN ROAD  
MURRAYFIELD  
EDINBURGH**

This extremely bright and spacious mid terraced Edwardian villa provides an ideal family home within a sought after location. The property retains many fine period features including wooden flooring and original coricing.

Entrance vestibule, reception hall, bay windowed sitting room, large dining room, study, fitted kitchen, conservatory, three double bedrooms, bathroom, shower room.

Gas central heating, secondary glazing, Private gardens, residents garden and off street parking.

**Fixed Price £325,000**

**£15,000 under valuation**



#### GENERAL DESCRIPTION

This is an extremely bright and spacious mid terraced Edwardian villa, which retains fine period features. In brief the accommodation comprises: entrance vestibule, hall, bay windowed sitting room, large dining room, fitted kitchen, conservatory, study, three double bedrooms, bathroom, and shower room. The property benefits from gas central heating, secondary glazing, private gardens, residents garden and private off street parking. Early viewing is highly recommended.

#### SITUATION

Murrayfield is a highly regarded and fashionable residential area lying approximately one mile west of Edinburgh city centre. The area provides local convenience shopping, banking and post office services while within comfortable walking distance of Edinburgh's West End and Princes Street. The property is well located to schools catering for all age groups including private sector schooling, particularly Mary Erskine and St George's. There are also many recreational facilities in the vicinity and frequent public transport service operates to many parts of the city. For commuters, Haymarket Railway Station is within walking distance and the city by-pass linking with major motorway networks is easily accessible.





## ACCOMMODATION

### ENTRANCE VESTIBULE

With tiled flooring, coat hooks and fuse box at high level. Glazed door leads to the hall.

### HALL

With stained wooden flooring, original cornicing and under stair storage cupboard.

### SHOWER ROOM

This is an extremely useful shower room featuring three piece suite comprising shower cubicle, ceramic wash hand basin and wc. Extractor fan and wall-mounted mirror above the wash hand basin.

### SITTING ROOM

4.72 x 3.48m (15'6" x 11'5") (into the bay)

This is a good sized sitting room with large bay window to front displaying original wood panelling around and providing lots of natural light. Feature fireplace with marble hearth, wooden surround and inset living flame gas fire. Original wooden flooring, detailed cornicing, storage cupboard with shelving and wall mounted light providing a useful amount of storage space.

### DINING ROOM

4.75 x 2.97m (15'7" x 9'9")

This is a spacious dining room with ample space for a large dining table. Window to rear overlooking the conservatory. Fireplace with tiled hearth and wooden surround, original wooden flooring and part wood panelling. Recessed area with shelving and cupboard below, built-in cupboard providing an excellent amount of storage space with further storage area above, cupboard housing the water tank and additional cupboard providing further storage space. Door to the kitchen.

### STUDY

1.85 x 1.09m (6'1" x 3'7")

This is currently utilised by the present owners as a study with window to rear aspect overlooking the conservatory and providing natural light. Fitted carpet, radiator, ceiling light point, wooden shelving, and power points.

### KITCHEN

4.80 x 1.98m (15'9" x 6'6")

Fitted with upper and lower wall mounted units and worktop incorporating stainless steel sink and drainer with mixer tap, freestanding cooker with gas hob, washing machine, dishwasher, freestanding fridge freezer. Velux window providing additional natural light and window overlooking the conservatory. Tiled splash back and tiled flooring. Glazed door leading to the conservatory.

### CONSERVATORY

3.45 x 2.67m (11'4" x 8'9")

This is an exceptionally bright conservatory with a lovely outlook over the rear garden. Displays laminate flooring, wall mounted lights and power points.

### UPPER LEVEL

Carpeted stairs lead to the upper level with split-level landing.

### BATHROOM

2.03 x 1.83m (6'8" x 6'0")

Situated off the split level landing and featuring a three piece suite comprising bath with shower over, ceramic wash hand basin and wc. Fully tiled around the bath and to dado level in the rest of the room, Velux window providing natural light, displays wooden flooring and has hatch to storage space.

### FIRST FLOOR LANDING

Displays cornicing and cupola which provides an abundance of natural light. Good sized storage cupboard with shelving providing useful storage space.

### BEDROOM 1

5.54 x 3.40m (18'2" x 11'2")

This is an exceptionally spacious double bedroom with box bay window to rear providing excellent natural light and a lovely open outlook. Displays original cornicing and there is ample space for freestanding bedroom furniture.



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Ground Floor Plan

First Floor Plan

Schematic Diagram only - Not to scale

**BEDROOM 2**

4.01 x 3.28m (13'2" x 10'9")

A second good sized double bedroom with large window to front providing natural light. Displays original cornice work.

**BEDROOM 3**

2.84 x 2.36m (9'4" x 7'9")

A third double bedroom with large window to front providing natural light. Displays polished wooden flooring and shelving.

**GARDENS**

To the front of the property there is a small garden which has pebbles and hedge around. To the rear there is a private fully enclosed garden, as well as access to a large area of ground which is laid mainly to lawn with mature trees around and is for the sole use of the 12 properties on the terrace, which back onto the area. There is an annual charge of approximately £50 for the upkeep of this area.

**PARKING**

The property benefits from private off street parking as well as unrestricted on street parking.

**ENTRY**

By Arrangement

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Fixed Price £325,000.  
£15,000 under valuation.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

