



## Balerno, Edinburgh

8 MARCHBANK GARDENS, BALERNO EH14 7ET

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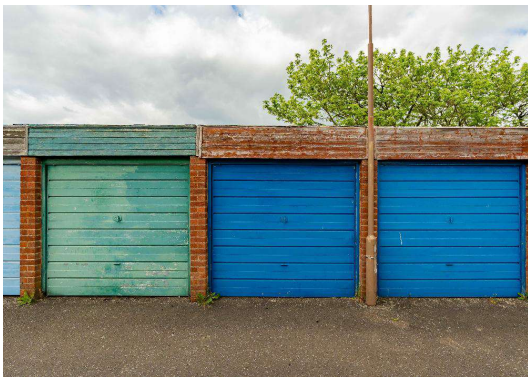
Attractive main door upper villa in a sought-after location close to excellent amenities and good transport links with private garden and single garage.



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## DESCRIPTION

The property offered for sale is a light and spacious main door upper villa benefiting from its own private garden with large storage shed as well as a single garage. The property is entered to the side into a lower hall leading to a central upper hallway with good storage. The good-sized lounge/dining room has a window to the front of the building and provides access to the kitchen, which has a window to the rear. The kitchen has a good range of base and wall units and the cooker, washing machine, fridge and freezer are included in the sale. There are two double bedrooms, one with a large storage cupboard and to complete the accommodation there is an extensively tiled bathroom with a four-piece white suite including a bath and a separate corner shower cubicle with fitted vanity unit and a chrome heated towel rail. The property also benefits from gas central heating and double glazing. Early viewing is highly recommended to fully appreciate the accommodation on offer.

## LOCATION

The popular conservation village of Balerno is located approximately seven miles to the southwest of the city centre close to the Pentland Hills and Colinton Village with its easy access to lovely walks along the Water of Leith.

The thriving community supports a range of local shops, services, and amenities and further supermarkets and other retail facilities including the Gyle Shopping Centre and Hermiston Gait Retail Park are all nearby.

The area is also well located for easy access to Heriot-Watt University and the City Bypass connecting to the main M8/M9, M90 trunk routes. The Forth Road Bridge and Edinburgh International Airport are only a short drive away. The area is also served by excellent transport links throughout Edinburgh and beyond with regular bus services to the city centre and surrounding areas.

Schooling is well represented from nursery through to senior level at the highly regarded Balerno High School.

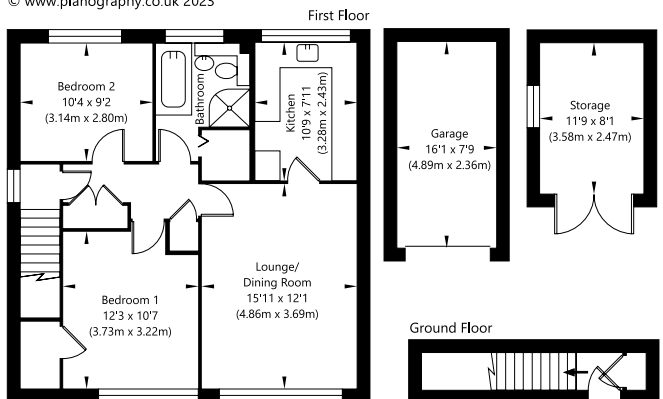
Local recreational and leisure facilities include the Pentland Hills Regional Park, and the area is convenient for pleasant woodland pathways along the Water of Leith, around Harlaw and in Balerno's Malleny Gardens. Golf courses are located at Dalmahoy and Baberton both within easy reach.

## EXTRAS

The curtains and blinds, light fittings, cooker, washing machine, fridge, freezer and large garden shed are all included in the sale.

Council Tax: Band C

Approx. Internal Area 70.08 Sq M / 754 Sq Ft.  
 Not to scale. For identification only.  
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.