



147 Curriehill Castle Drive Balerno, EH14 5TB

Delightful Three Bed Semi-Detached Villa with Private Gardens and Garage, Upgrading and Decoration Required, Excellent Potential

- Entrance Hall • Lounge/Dining Room • Kitchen • 3 Bedrooms • Bathroom • Gas central heating • Double glazing • Private gardens • Garage/Driveway



Description

This is a delightful three bedroom, semi-detached villa pleasantly set within private gardens in the desirable district of Balerno convenient to local amenities, reputable schools and transport links. Enjoying a bright southerly aspect, the spacious family accommodation comprises entrance hall with walk in storage cupboard, generous lounge/dining room with door to fitted kitchen, three comfortable bedrooms and bathroom all upstairs. While this appealing property now requires upgrading and decoration it offers superb scope to restyle the interior. There is gas central heating, double glazing and useful storage. There are private gardens to both front and rear with a long side driveway leading to a single garage with an up and over door.

Location

Balerno is a charming village enjoying a picturesque, semi-rural location nestling beneath the Pentland Hills. It's ideal position, in a highly regarded area on the outskirts of Edinburgh, affords easy access to the city centre by car, public transport and the city bypass linking with major motorway networks. A railway station at nearby Currie also provides regular rail services into the city centre. The centre of this popular village has been pedestrianised and offers a

suitable selection of convenience shopping and restaurants with a local Farmers Market also open on a Saturday. Excellent schools catering for all age groups are within comfortable walking distance with a range of recreational facilities including a swimming pool/fitness classes, library and tennis/bowling clubs. Many scenic country walks may also be enjoyed in and around the area.

Note

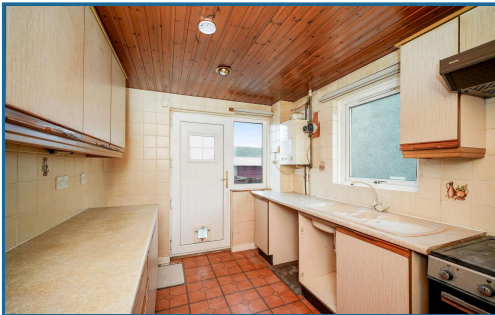
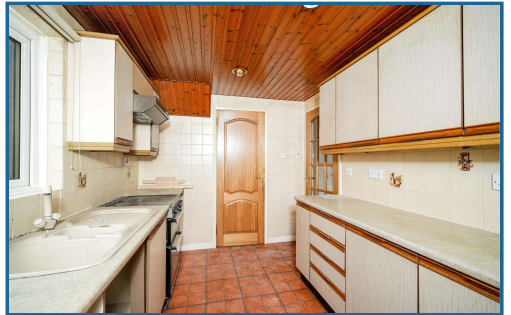
This property is sold as seen. No warranties will be provided by the Seller.

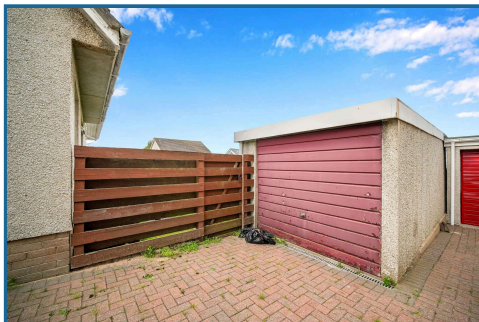
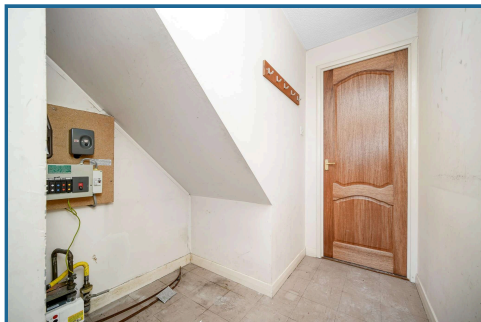
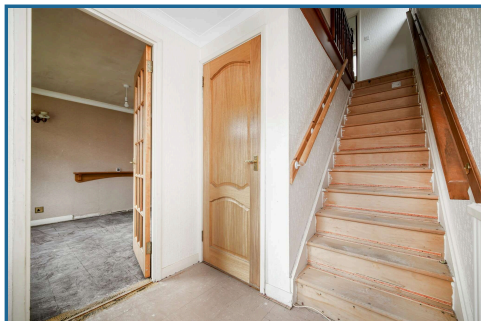
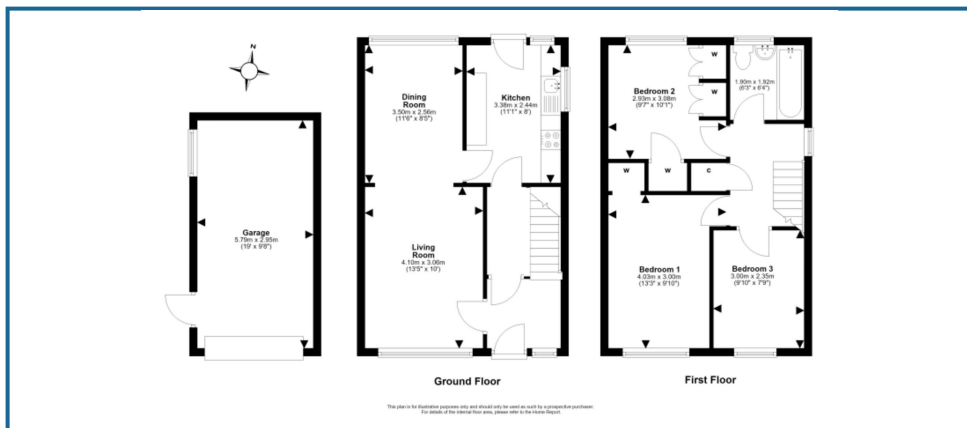
Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating -D
Council Tax - E

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.