

**20 Cairns Drive
Balerno EH14 7HH**

Offers Over £360,000

- Spacious lounge providing access to the Conservatory
- Kitchen with ample storage and external access
- Three double bedrooms
- Family bathroom with mains shower and underfloor heating
- Cupboard and attic storage
- Gas central heating & double glazing
- Private front and rear gardens
- Driveway, garage and on street parking

**Council Tax Band: E
Tenure: Freehold**



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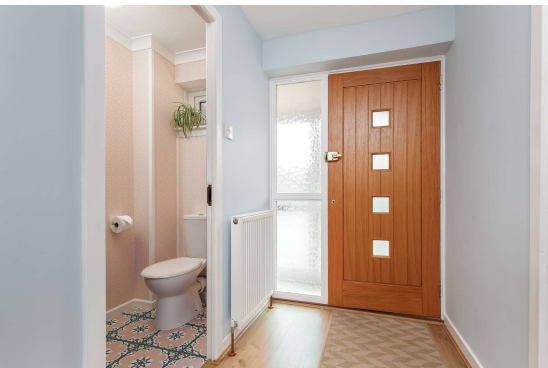
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EPC D



Spacious three bed semi-detached villa

Situated within the highly desirable village of Balerno, this spacious three-bedroom semi-detached villa offers an excellent opportunity for families seeking a wonderful home within a sought-after school catchment area. Presented in walk-in condition throughout, the property provides generous and versatile accommodation ideally suited to modern family living.

The property comprises an entrance vestibule leading into the hallway and a bright, spacious living room featuring an attractive fireplace as a welcoming focal point. A large floor-to-ceiling window floods the room with natural light, while the adjoining conservatory provides a versatile space ideal for dining, entertaining or relaxing, with direct access to the decking area and private rear garden.

The kitchen is fitted with a range of wall and base units, an electric oven and gas hob, and benefits from a convenient side door providing direct external access, making it well suited to everyday family living. A separate WC completes the accommodation on this level.

On the upper floor, the property offers three double bedrooms, including a generous principal bedroom with built-in wardrobes. The family bathroom is fitted with a mains shower over the bath and enjoys the added comfort of underfloor heating. Two storage cupboards and access to a floored attic provide excellent additional storage. Further benefits include double glazing and gas central heating. Externally, the property is complemented by well-maintained private front and rear gardens, including a well-positioned decking area. A driveway leads to a garage, with the added convenience of on-street parking also available.

Balerno is a popular village around eight miles south-west of Edinburgh city centre, offering excellent local amenities, highly regarded schools and superb transport links. Regular bus services, nearby Curriehill railway station, easy access to the City Bypass, major motorways and Edinburgh Airport make it ideal for commuters. The village is served by Dean Park Primary School and Balerno High School, with Heriot-Watt University less than three miles away. Residents benefit from a range of local shops, cafés, restaurants and everyday amenities, while larger retail destinations including The Gyle, Hermiston Gait and Livingston are within easy reach. Renowned for its outdoor lifestyle, Balerno offers a wealth of recreational opportunities, including sports clubs, woodland walks, cycling routes, the Water of Leith Walkway, Malleny Garden and the nearby Pentland Hills Regional Park.

Viewing By appointment 0131 337 1800





**Cairns Drive,
Balerno,
Midlothian, EH14 7HH**



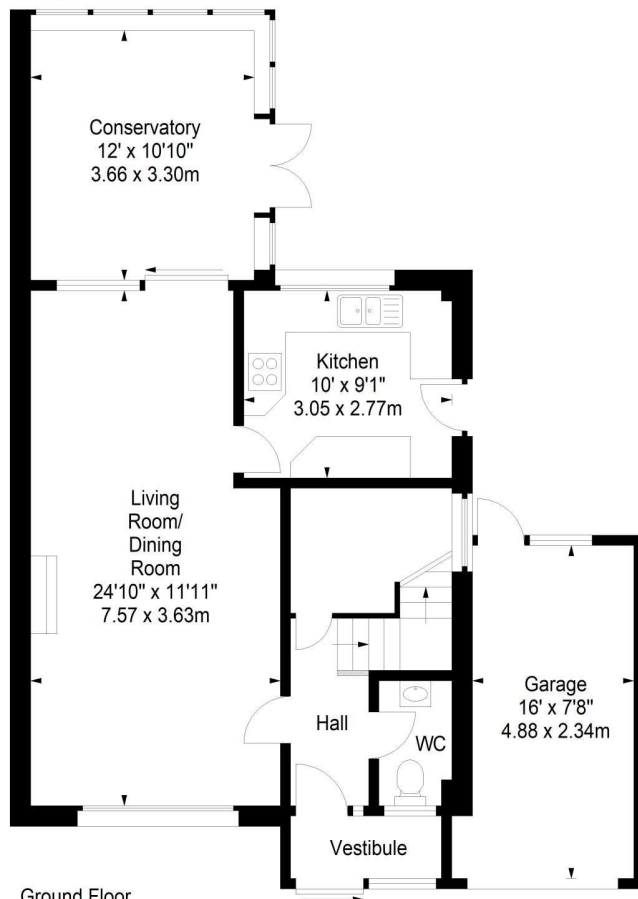
Approx. Gross Internal Area
1167 Sq Ft - 108.41 Sq M

Garage

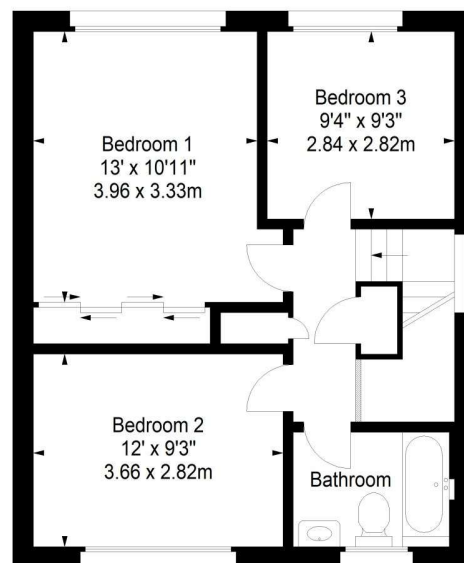
Approx. Gross Internal Area
127 Sq Ft - 11.80 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor



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