



Location

Situated in the picturesque village of Balerno, this 5 bedroom detached linked villa enjoys a prime position within a quiet, family friendly cul-de-sac. Perfectly located for access to excellent local schools, amenities, and transport links into Edinburgh, this property has the potential to become a beautiful family home.

Balerno is a thriving suburb, just south west of the city centre, with a surprisingly rural feel and open views across the countryside. The area is renowned for its excellent local amenities within the heart of the conservation village, with a range of local shops, cafes and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

The property is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition there is a rugby club, tennis and several golf courses and the Oriam (national performance centre for sport) close by.

This location offers a peaceful lifestyle while remaining well-connected to Edinburgh city centre via regular bus services and nearby rail links from Curriehill Station, as well as swift access to the City Bypass and motorway network.

The village is served by Dean Park Primary and Balerno Community High School, both only a short distance away. Heriot-Watt University is less than 3 miles away.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Ground floor

- Vestibule
- Large entrance hallway
- Bright living room with sliding doors to dining/family room
- Extended dining/family room with French doors to garden
- Kitchen
- Large utility room
- Cloakroom with WC and washbasin
- Bedroom/study

First floor

- Principle bedroom with ensuite shower room
- 3 further good sized bedrooms some with storage
- Bathroom with bath, wash basin and WC

Extra Features

- No chain in sale
- Gas central heating
- Double glazing
- security system installed
- Garage and driveway
- Gardens to the front and rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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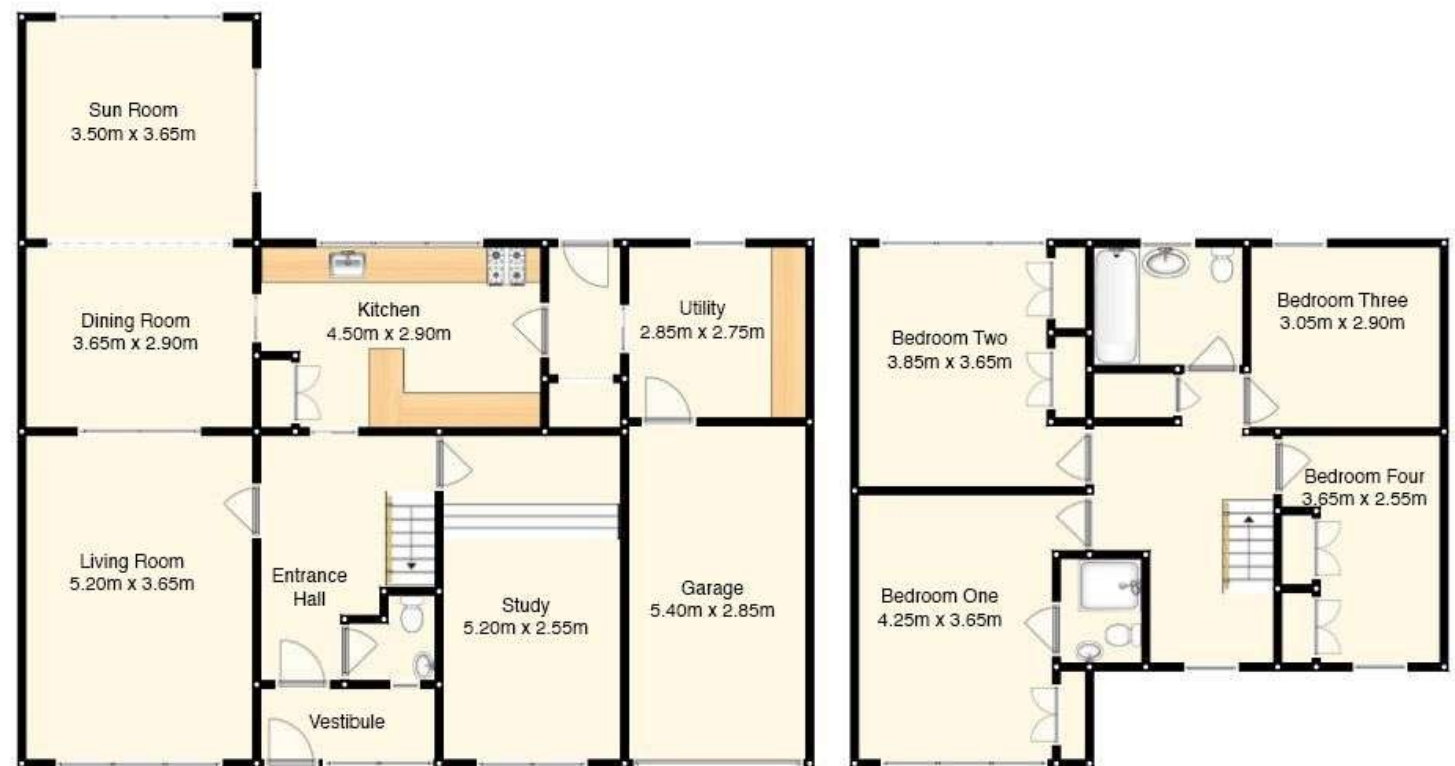
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Email Property - property@allingham.co.uk

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 165m²
Garage 15.5m²