

61 Cairns Drive

BALERNO, EDINBURGH, EH14 7HH



*Well-presented two-bedroom ground-floor flat
in sought-after Balerno, offering bright and
spacious accommodation*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom ground-floor flat, quietly positioned within a popular residential development in the highly sought-after village of Balerno. Recently upgraded and offered to the market in excellent condition, the property benefits from its own private front door, private front and rear gardens, together with the considerable advantage of a single garage.

THE LIVING ROOM



Internally, the accommodation is bright, well proportioned and presented in excellent order throughout. The spacious living room is a particularly attractive space, with a large picture window allowing an abundance of natural light and providing plenty of room for both relaxing and entertaining.

THE KITCHEN



The fitted kitchen offers a good range of wall and base-mounted units, complemented by an electric oven, gas hob, and free-standing appliances.

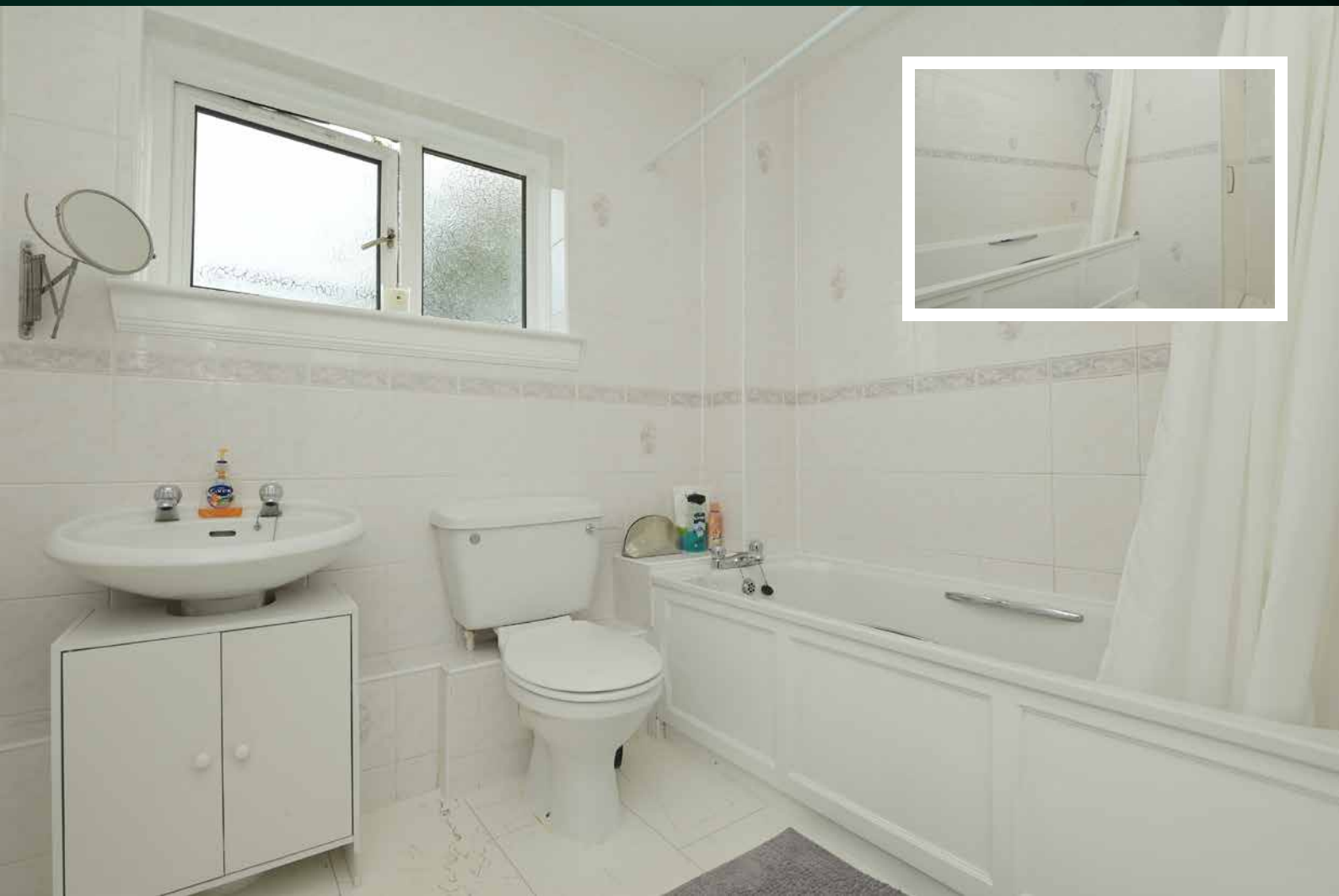




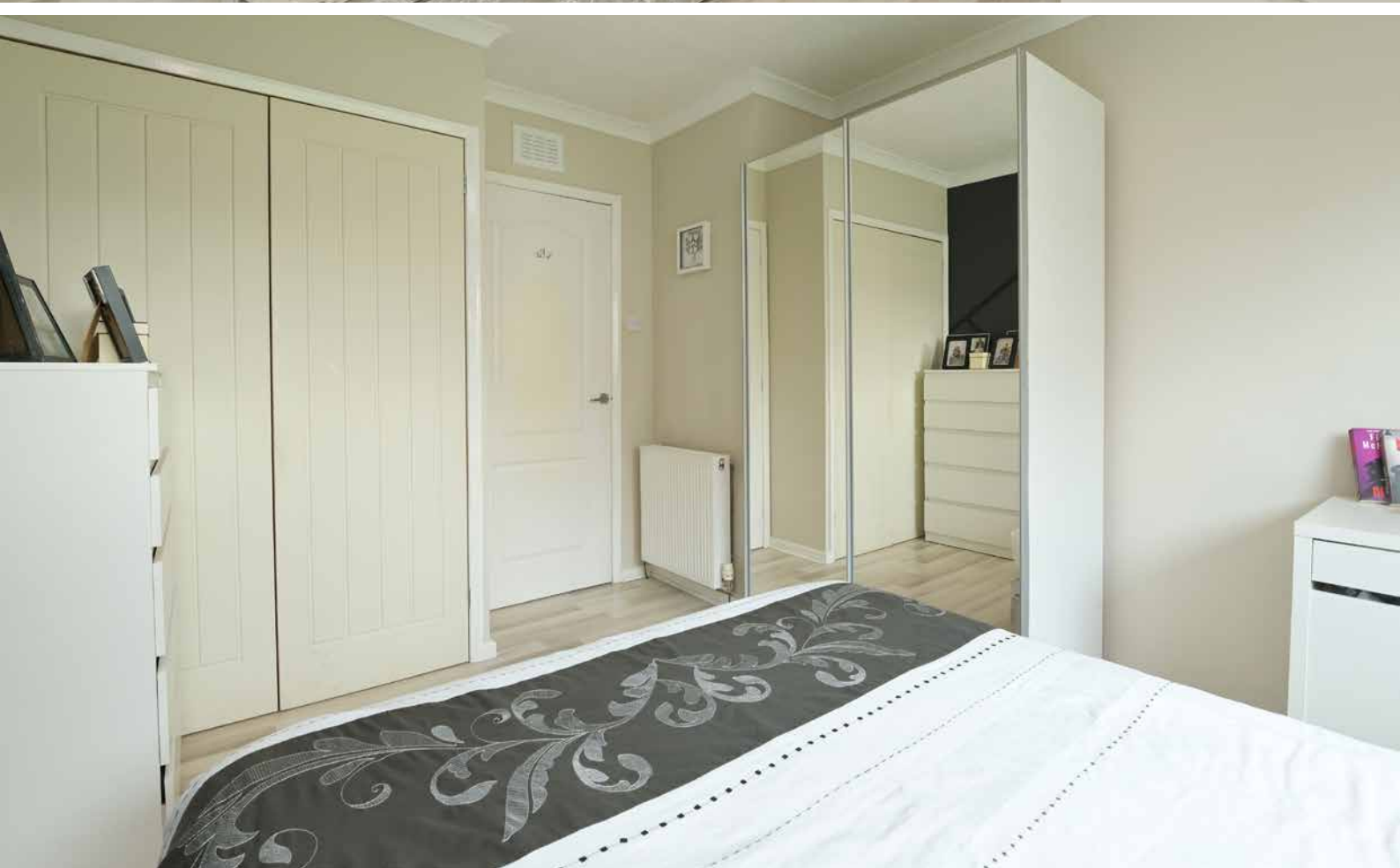
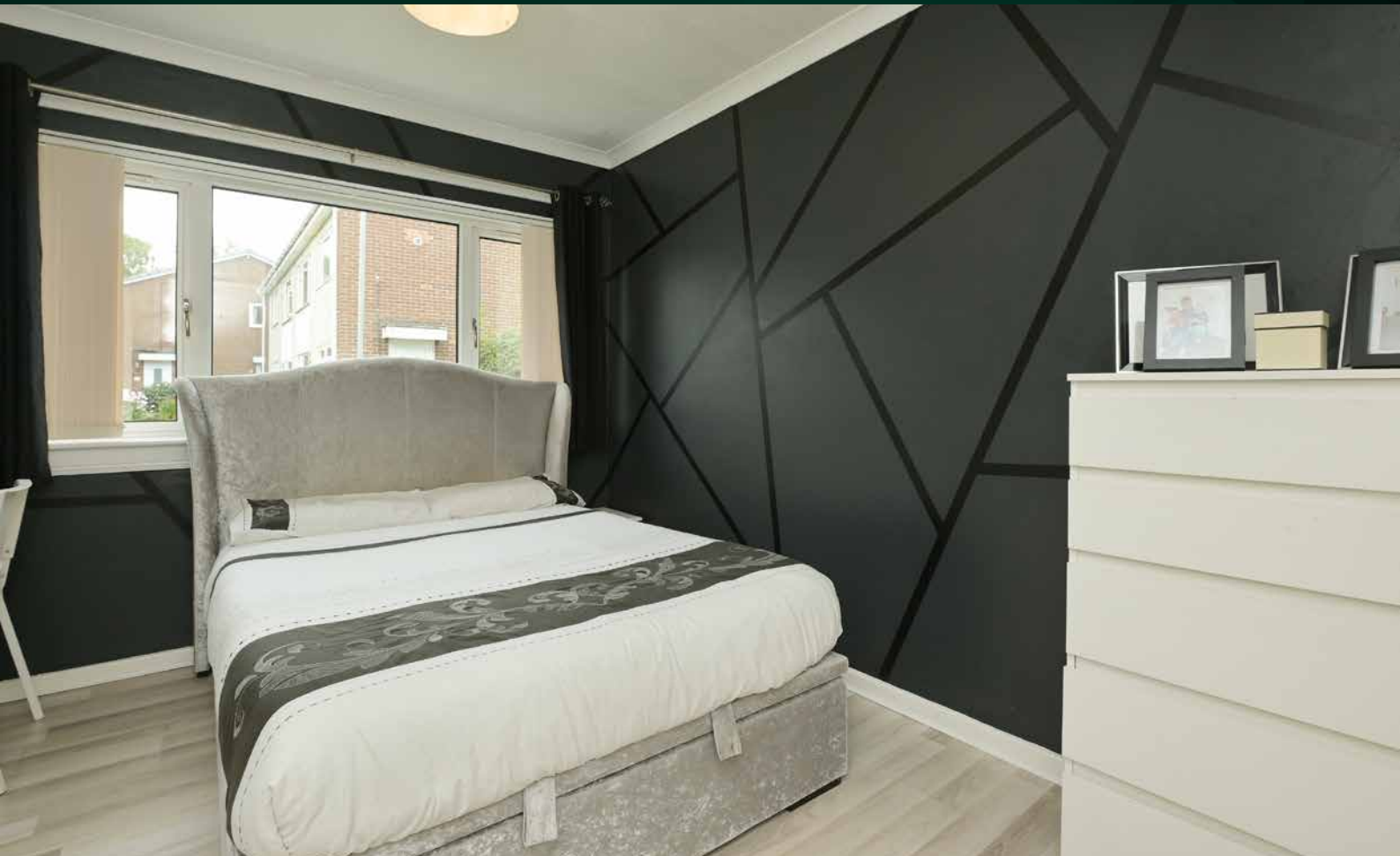
There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, while the family bathroom is finished in a modern style with a shower over the bath.

Excellent storage is available throughout the flat, while gas central heating and double glazing provide warmth and comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2

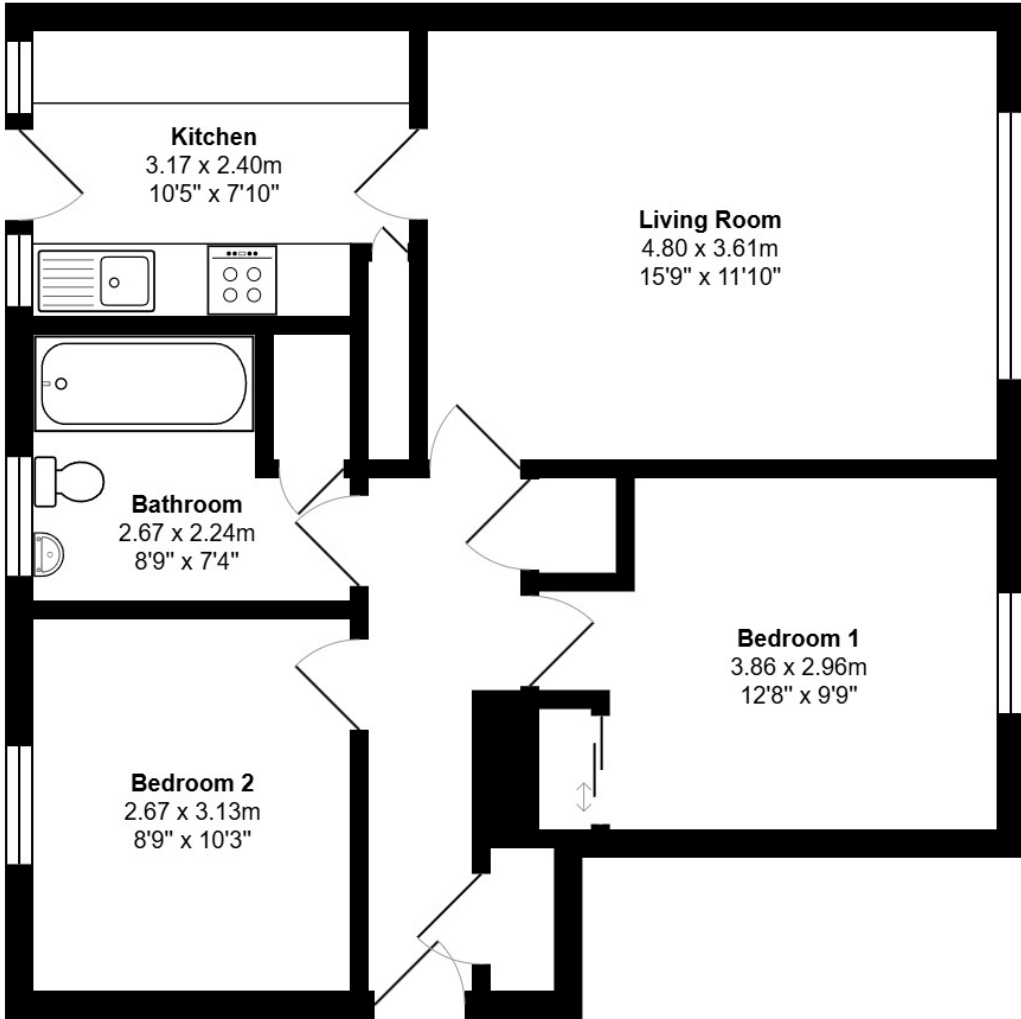


Outside, the property enjoys its own private front garden together with an enclosed rear garden, which has been designed with ease of maintenance in mind and provides an attractive space for sitting outside and entertaining during the warmer months. A single garage is also included in the sale, providing valuable additional storage space.

EXTERNALS

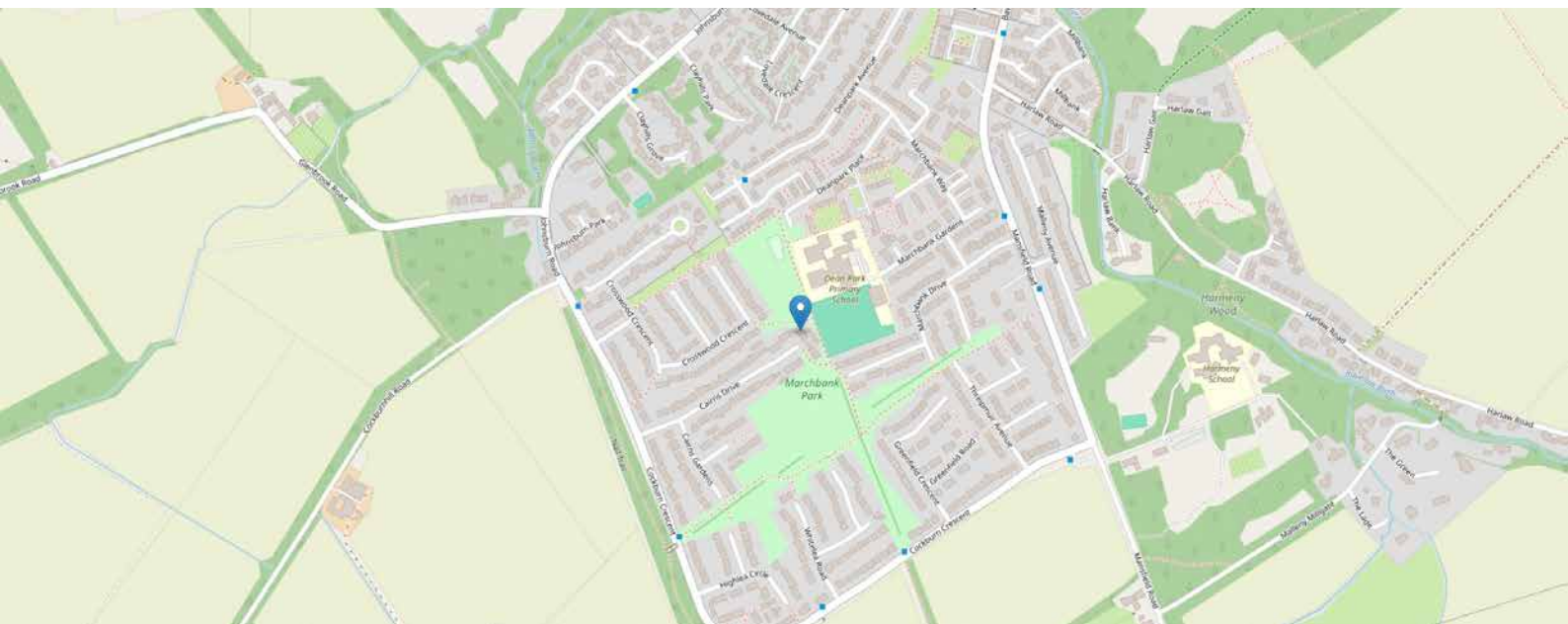


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 61m² | EPC Rating: C



THE LOCATION

Cairns Drive is situated in the highly sought-after residential area of Balerno, a picturesque village on the south-western edge of Edinburgh. Known for its tranquil, semi-rural charm, Balerno offers a welcoming community atmosphere while providing excellent access to city amenities and the surrounding countryside. The area benefits from excellent transport links, with regular bus services connecting Balerno directly to Edinburgh city centre. The City Bypass (A720) is also only a short drive away, providing convenient connections to the M8, M9 and Edinburgh Airport, making the location ideal for commuters and those travelling further afield.





Families are particularly drawn to the area for its excellent schooling options. Balerno is served by Dean Park Primary School and Balerno High School, both within easy reach, while several respected independent schools are accessible across Edinburgh, including George Watson's College and Merchiston Castle School.

For recreation and leisure, Balerno and the surrounding area offer a wealth of options. The Water of Leith Walkway and Pentland Hills Regional Park provide superb opportunities for walking, running and cycling, while nearby Malleny Garden, managed by the National Trust for Scotland, is a beautiful local attraction. The area also benefits from a variety of sporting facilities, including Currie Chieftains rugby, Balerno Tennis Club and several golf courses within easy reach. Balerno village centre offers a good selection of independent shops, cafés and eateries alongside convenient everyday services. For a wider range of shopping and leisure facilities, Hermiston Gait Retail Park and The Gyle Shopping Centre are both only a short drive away.

Altogether, Cairns Drive enjoys an excellent location, combining the peace, community and natural beauty of village life with convenient access to Edinburgh and everything the capital has to offer.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.