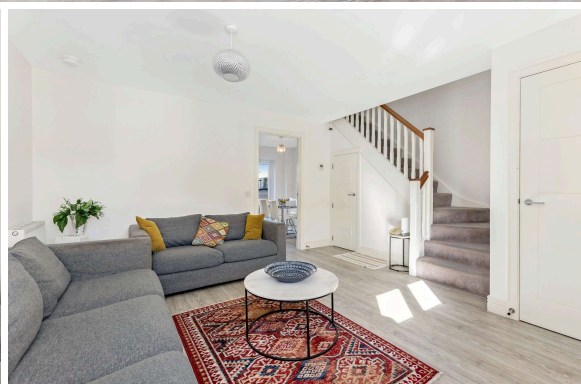




15 Ballantyne Place
BALERNO | EH14 7FF


warners
solicitors & estate agents



15 Ballantyne Place

BALERNO | EH14 7FF

Warners are delighted to offer to the market this attractive three-bedroom semi-detached house, quietly situated within a sought-after modern development in the popular village of Balerno. Offering well-proportioned accommodation over two levels, the property is presented in excellent move-in condition and would make an ideal home for a wide range of buyers, particularly professionals and growing families. The property enjoys a peaceful setting while remaining within easy reach of local amenities, excellent transport links and Edinburgh City Centre.

The accommodation comprises a welcoming entrance vestibule with natural light and useful WC, leading through to a bright and well-proportioned living room with excellent storage. To the rear is a modern dining kitchen, fitted with a good range of wall and base units with coordinated worktops and providing ample space for dining. French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

Carpeted stairs lead to the first floor, where there are three well-proportioned double bedrooms, two of which benefit from built-in wardrobes, together with a modern family bathroom fitted with a shower over the bath.

Further benefits include gas central heating and double glazing. Externally, the property boasts a private, enclosed rear garden with a patio area, providing an ideal space for outdoor dining and entertaining during the warmer months, while also offering a safe environment for children and pets. A private driveway provides valuable off-street parking, with additional on-street parking available.

Early viewing is highly recommended to fully appreciate the excellent accommodation and appealing location on offer.

- Three-bedroom semi-detached house in sought-after Balerno
- Excellent move-in condition with well-proportioned accommodation
- Modern dining kitchen with French doors to rear garden
- Three double bedrooms, two with built-in wardrobes
- Private enclosed rear garden with patio area
- Private driveway providing off-street parking

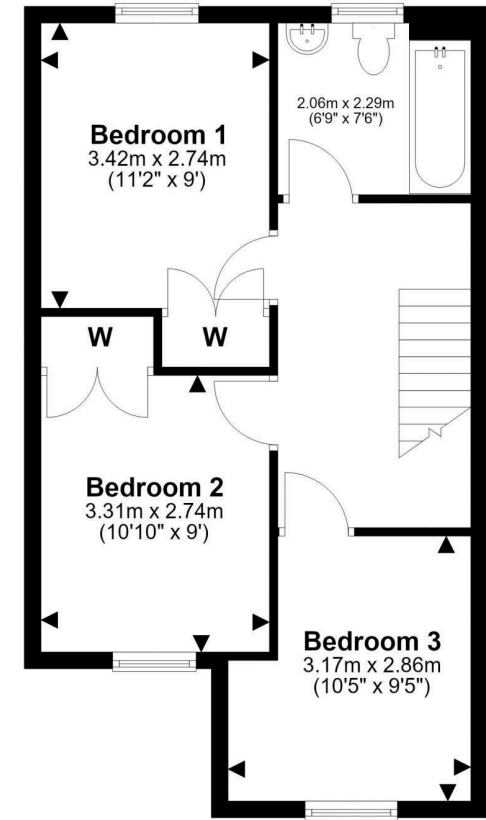
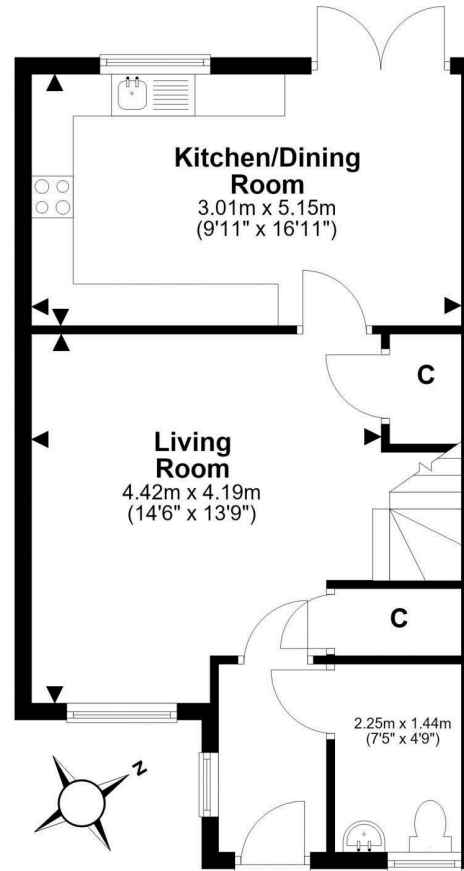
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, other items include all blinds & TV bracket. Other items may be available with separate negotiation. EPC: C. CT: E. Factoring: Ross & Liddell approx. £20 P/M.

Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.