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Offers Over

£550,000

6 Turner Avenue

Balerno | Edinburgh | EH14 7BS

An exceptional opportunity to acquire this rarely available and generously proportioned three-bedroom detached bungalow, occupying a peaceful position within a highly sought-after pocket of Balerno. Beautifully presented throughout and finished to an impressive standard, this outstanding home has been thoughtfully designed with modern family living in mind. From the stylish interiors and high-quality finishes to the superb open-plan living space, every element has been carefully considered to create a home that is both luxurious and highly practical.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Multi Vehicle Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

A welcoming entrance hallway sets the tone for the quality and presentation found throughout, providing access to the principal accommodation. The formal reception room enjoys a pleasant front aspect and has been beautifully finished with contemporary décor, creating an elegant and comfortable space for relaxing or entertaining. The true heart of the home is the exceptional open-plan living, dining and kitchen space, providing a superb contemporary setting for everyday family life and entertaining. The kitchen has been finished to a particularly high standard, featuring stylish fitted wall and base units, a generous larder cupboard, central island with integrated induction hob, a full range of integrated appliances and luxurious quartz worktops. There is ample space for a large dining table, while the lounge area sits to the rear with direct access to the garden through expansive glazed doors, creating a wonderful connection between the indoor and outdoor spaces. The principal bedroom is a generous rear-facing double bedroom, beautifully presented with a feature panelled wall, plush carpeting and an impressive walk-in wardrobe providing excellent storage and dressing space. The second bedroom is also a well-proportioned double with a rear aspect, modern décor, carpeting and a fitted built-in wardrobe. Bedroom three is another excellent double room, enjoying a dual aspect to the front and side, with carpeting and contemporary presentation. The beautifully appointed family bathroom comprises a stylish three-piece white suite, complemented by partial wall tiling, contemporary black fixtures and fittings and a heated ladder-style radiator. A further luxurious shower room provides excellent additional facilities, featuring a two-piece white suite, fully tiled shower enclosure with a dual thermostatic shower system, sophisticated brushed brass fixtures and fittings and an impressive electronically operated opening skylight, bringing natural light and ventilation into the space. A separate utility room provides a practical area for laundry and household appliances, with additional storage space located off.



Extras

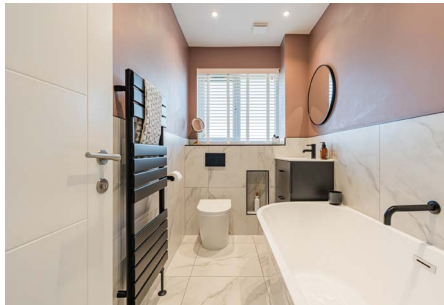
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property continues to impress. The landscaped front garden provides an attractive approach to the property together with generous off-street parking for multiple vehicles. The fully enclosed rear garden has been designed with both relaxation and entertaining in mind, incorporating a large green space with the potential to develop, dedicated patio area and separate decking, providing a number of areas to enjoy during the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Turner Avenue is quietly positioned within the highly sought-after village of Balerno, to the south-west of Edinburgh, offering an excellent balance of village living, countryside and convenient access to the city. Balerno provides a good range of everyday amenities, including local shops, cafés, pubs, restaurants and convenience stores, while the surrounding area is particularly appealing for those who enjoy outdoor pursuits, with the Water of Leith Walkway and Pentland Hills both close by. The area is well served by local schooling, with Dean Park Primary School and Balerno Community High School conveniently located nearby. Regular bus services provide access towards Edinburgh and surrounding areas, while Curriehill railway station is approximately 1.2 miles away. For commuters, there are excellent road connections to the City Bypass, M8 and wider motorway network, with Edinburgh Airport also readily accessible. The combination of a peaceful residential setting, excellent local amenities, highly regarded schooling and easy access to Edinburgh makes Turner Avenue an attractive location for families and professionals alike.





Approx. Gross Internal Floor Area 142 Sq M / 1532 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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