



Solicitors & Estate Agents



Offers Over

**£190,000**

## 5 Cairns Gardens

Balerno | Edinburgh | EH14 7HJ

A charming main door lower villa, enjoying a peaceful cul-de-sac location on the edge of spectacular open countryside in the desirable village of Balerno.

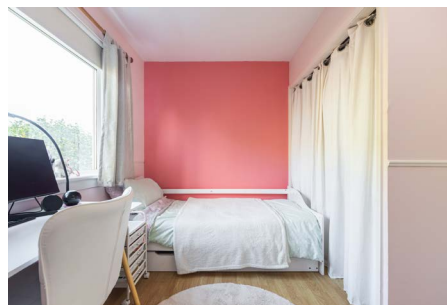
-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking and single garage
-  Gardens to front and rear
-  EPC rating – C
-  Council tax band - C



## Description

Offering the perfect balance of peaceful village living and convenient access to Edinburgh via a frequent nearby bus service, the property also benefits from a generous private rear garden and a single lock-up garage. An appealing choice for first-time buyers and those looking to downsize alike.

The accommodation briefly comprises: entrance hallway with built-in storage, south facing reception/dining room with near floor to ceiling windows giving the room a light airy feel, a well equipped kitchen which has been fitted with a variety of base and wall units, complete with wipe-clean worktops, splash tiling and direct access to the rear garden, principal bedroom with excellent storage, a second good sized double bedroom, and family bathroom with counter top basin, WC, and bath with splash screen and shower.



## Extras

All blinds, light fittings and kitchen appliances will be included.

## Gardens and Parking

There is a neat lawned garden to the front and the property boasts its own single lock up garage, situated just round the corner and providing excellent overspill storage. To the rear is a substantial private garden which has been well designed with low maintenance in mind, and includes a large area of decking perfect for relaxing/entertaining in the warmer months, lawn and planted beds.

## Viewing

By appointment through Neilsons (0131 625 2222).





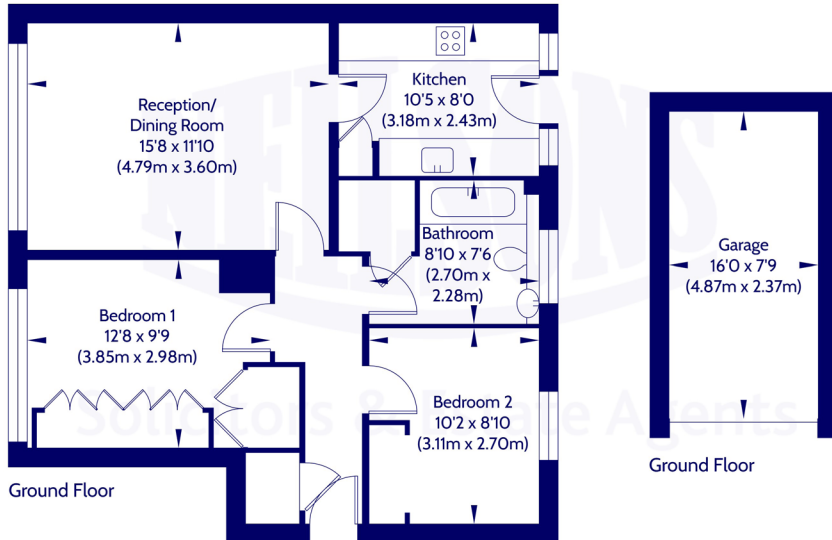
## Location

Balerno is a popular conservation village which lies approximately nine miles southwest of Edinburgh City Centre and is famous for its charming semirural atmosphere. Nearby walkways and cycle paths link the area with the City Centre, together with some beautiful hillside walks in the dramatic open spaces of the nearby Pentland Hills Regional Park. The Edinburgh City Bypass is approximately four miles to the east which in turn gives access to all major trunk routes to the North, South, Edinburgh International Airport and Glasgow. Curriehill Railway Station is also nearby together with frequent busses to the city centre and surrounding areas. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.





Approx. Gross Internal Floor Area 60 Sq M / 643 Sq Ft.



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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