



2 Addiston Crescent

Balerno, EH14 7DB



VMH ESTATE AGENTS



Spacious 4-bed detached family home in Balerno, with gardens & garage

- Sitting room
- Dining room
- Kitchen
- Family room/home office
- 4 double bedrooms
- Family bathroom
- Downstairs WC
- Front, side and rear gardens
- 2 driveways & garage
- Gas central heating & double glazing



Offers Over:

£525,000



Further information can be found in the home report.

About the Property

This spacious four bedroom detached family home is situated in the highly regarded residential area of Balerno, flexible family accommodation arranged over two levels, together with a detached garage.

Lovingly maintained by the same family for approximately 55 years, the property now offers an excellent opportunity for a purchaser to modernise and create a home tailored to their own tastes and requirements.

The ground floor comprises an entrance porch, welcoming hallway, bright sitting room, separate dining room, kitchen, useful family room/home office and WC.

Upstairs, there are four well-proportioned double bedrooms and a family bathroom, providing excellent flexibility for a growing family.

Externally, the property benefits from private gardens to the front, side and rear, while the detached garage provides useful storage and parking.





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📍 Location

Balerno is a popular and quiet semi-rural residential area, which lies a few miles south-west of the city centre. The local area caters for everyday needs with services including mini supermarkets, restaurants and traditional pubs. The regular Balerno Farmers' Market also offers local, fresh produce. The Gyle is a short drive away, offering an extensive range of high-street stores and supermarkets, as well as a selection of family restaurants. The Pentland Hills are also on the doorstep and there is excellent fishing at Harlaw and Threipmuir reservoirs, along with nearby walkways and cycle paths. A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton. Regular buses take you to the city centre and access to the Edinburgh city bypass is within easy reach, providing routes to the north and south, Edinburgh International Airport, the Queensferry Crossing and Glasgow. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away.



+ Extras

To include all fitted carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen and utility store - oven, hob, fridge/freezer, washing machine and dishwasher.



Floor Plan

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Total Area: 144.6 m² ... 1557 ft² (excluding garage)
All measurements are approximate and for display purposes only.





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