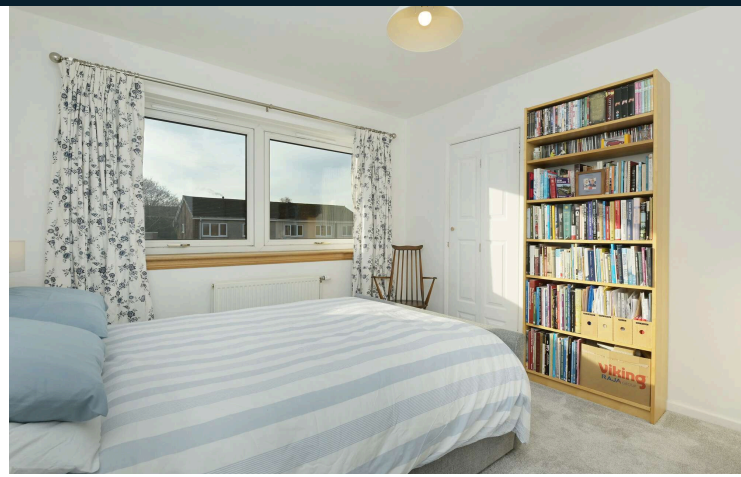
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Email: property@allingham.co.uk







espc

18 Threipmuir Avenue, Balerno, EH14 7EY

1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

Situated in the picturesque village of Balerno, this two bedroom, first floor flat enjoys a prime position within a quiet cul-de-sac. Perfectly located for access to excellent local schools, amenities, and transport links into Edinburgh, this property is perfect for a first time buyer or a buy to let investment opportunity.

Balerno is a thriving suburb, just south west of the city centre, with a surprisingly rural feel and open views across the countryside. The area is renowned for its excellent local amenities within the heart of the conservation village, with a range of local shops, cafes and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

The property is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition there is a rugby club, tennis and several golf courses and the Oriam (national performance centre for sport) close by.

This location offers a peaceful village lifestyle while remaining well-connected to Edinburgh city centre via regular bus services and nearby rail links from Curriehill Station, as well as swift access to the City Bypass and motorway network.

The village is served by Dean Park Primary and Balerno Community High School, both only a short distance away. Heriot-Watt University is less than 3 miles away.

Home Report

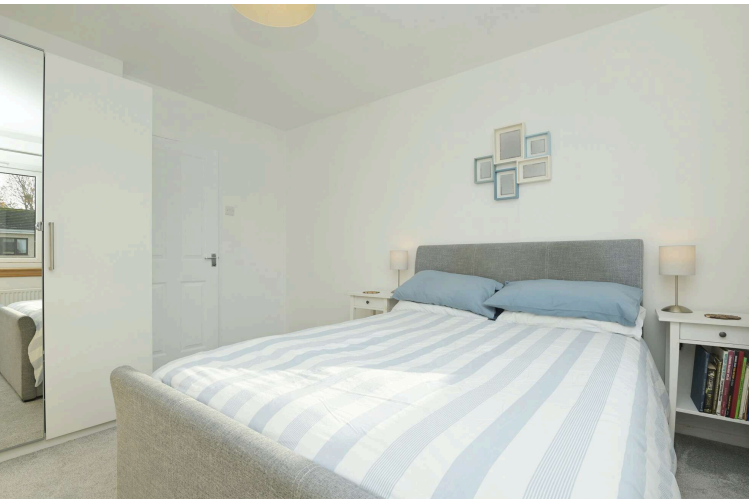
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Accommodation

Stairwell leading up to hallway

Living room

Kitchen

Two good sized bedrooms

Bathroom with shower over bath, wash basin and WC

Extra features

Gas central heating

Double glazing

Beautiful open outlook

Private garden to the rear

Garage

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 67m2
Garage 12.5m2