

McDougall McQueen
solicitors & estate agents

30 Marchbank Gardens, Balerno, Edinburgh, EH14 7ET

3 1 1 EPC D









Welcome

Welcome to Marchbank Gardens, this three-bedroom detached bungalow is pleasantly positioned within the highly regarded residential area of Balerno, lying to the south-west of Edinburgh. Offering well-proportioned accommodation arranged over one level, the property will undoubtedly appeal to a variety of buyers, including families, downsizers and those seeking the convenience of single-level living. Externally, the property benefits from beautiful private gardens, offering pleasant outdoor space to enjoy during the warmer months, together with a garage and private driveway providing valuable off-street parking. The property enjoys a particularly appealing setting within this popular residential development and represents an excellent opportunity for buyers looking to secure a detached home in a desirable village location. An early viewing is recommended.

- Reception hallway
- Living and dining room
- Breakfasting kitchen with white goods included
- Three bedrooms
- Bathroom presented as a shower room
- Attic storage
- Gas central heating
- Double glazing
- Beautiful gardens and patio areas
- Single garage and driveway
- On street parking available







Balerno

Marchbank Gardens is pleasantly situated within the highly desirable residential area of Balerno, a popular village on the south-western outskirts of Edinburgh, renowned for its attractive semi-rural setting and strong sense of community. The village offers a good range of local amenities, including independent shops, cafés, a supermarket, primary and secondary schooling and various leisure facilities, while nearby Currie and Juniper Green provide further shopping and recreational options. The area is particularly well placed for enjoying the great outdoors, with the beautiful Pentland Hills, Water of Leith Walkway and surrounding countryside all within easy reach. There are excellent transport links into Edinburgh city centre, with regular bus services and convenient access to the City Bypass and wider motorway network, making Balerno an appealing choice for those seeking a village lifestyle without sacrificing city accessibility.



Extras

Included in the sale are the kitchen appliances and white goods and all fixtures & fittings.

Get in touch

mcdougallmcqueen.co.uk

property@mcdougallmcqueen.co.uk

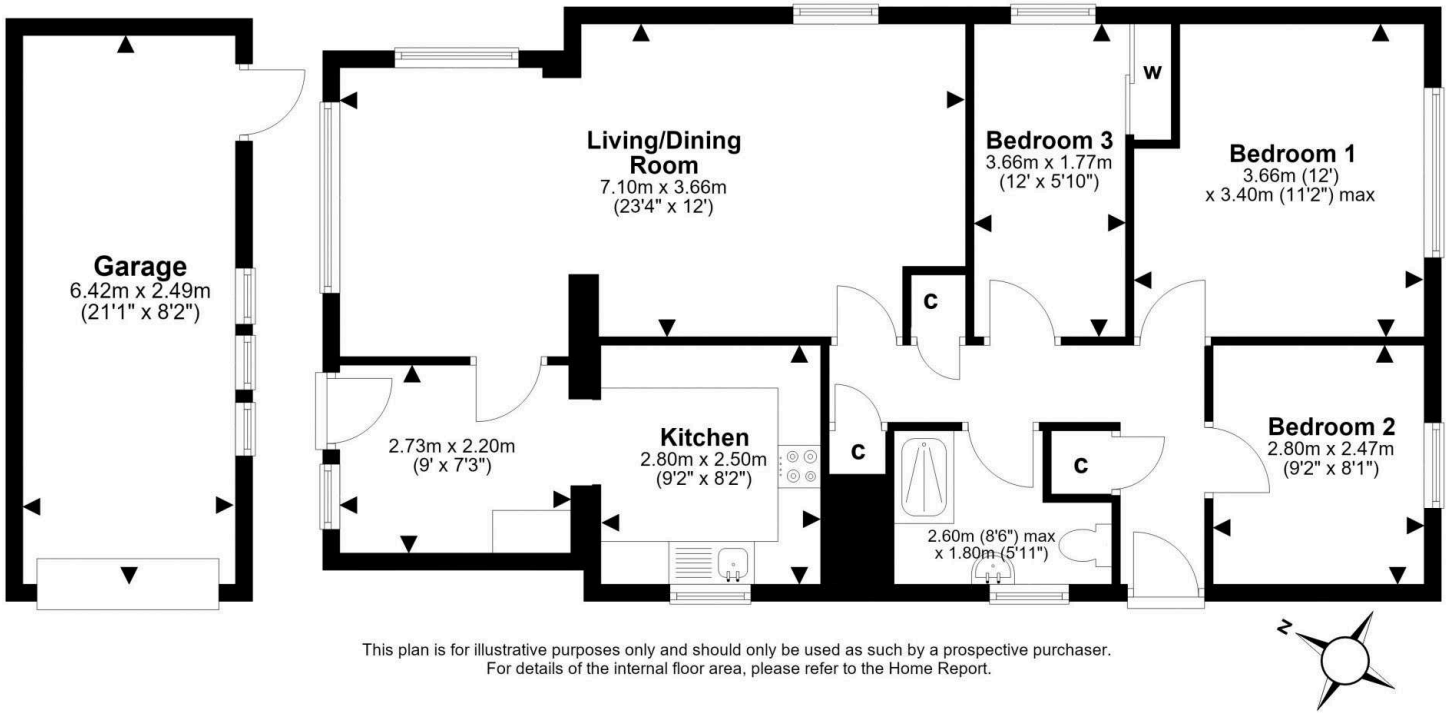
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.