90 Cockburn Crescent, Balerno Edinburgh, EH14 7HU

OFFERS OVER £180,000



- Upper villa flat with own garden and garage
- Living room and separate fitted kitchen/breakfast room
- Two double bedrooms
- · Bright bathroom
- Gas central heating and double glazing
- · Requires cosmetic improvements
- Pretty cul-de-sac setting close to primary school
- Extremely popular location amidst unspoiled countryside
- EPC D

Description

Directly overlooking open countryside, this 1970's upper villa in a block of only four will appeal to purchasers of all age groups seeking a comfortable flatted home. It benefits from its own private entrance door and provides ample storage including fitted wardrobes. There is a sizeable living room with a picture window and fantastic southerly views and a separate fitted kitchen/breakfast room including appliances. Both bedrooms are doubles and the bathroom features white sanitary ware.













Central Heating and Double Glazing

The property has gas central heating operated by a boiler only installed in 2022 and benefits from double glazing.

Garden and Garage

The property benefits from a private rear garden and a lock-up garage a short walk away from the property.

Location

Cockburn Crescent lies very close to the local primary school in the much admired village of Balerno which is attractively located amidst truly unspoiled countryside forming a gateway to the Pentland Hills. It has an historic central conservation 'heart' and a surprisingly rural feel and community spirit. There are some local shops, highly regarded senior high school and a wealth of countryside pursuits including horse riding, walking, riding and fishing. This popular residential district straddles the A70 and has evolved into a popular commuter base being only 8 miles from the centre of Edinburgh and a short drive away from motorway networks and the City By-pass (3 miles). Excellent bus services operate and the delightful 'Water of Leith Walkway' provides a tranquil route into the City Centre and even down to the Waterfront of Leith.

Valuation

The property has been valued by surveyors at £190,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

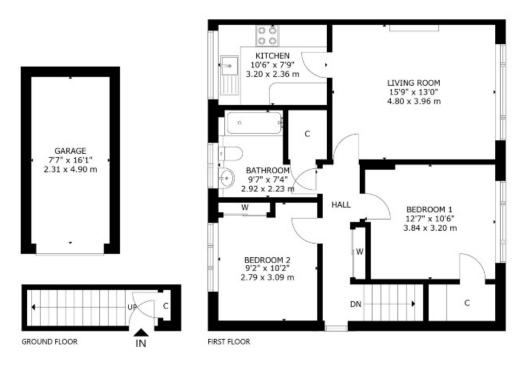
The property lies in Council Tax band C and has a D rated Energy Performance certificate.

Extras

The sale price includes fitted carpets, the oven, hob and other pieces of furniture should the purchaser require these.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours).



90 COCKBURN CRESCENT, BALERNO, EH14 7HU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 770 SQ FT / 71 SQ M
GARAGE 122 SQ FT / 11 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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