

# 90 Cockburn Crescent, Balerno Edinburgh, EH14 7HU

OFFERS OVER £180,000



drummondmiller





- 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.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh  
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on 0131 229 3399 or  
 email [sales@dm-property.com](mailto:sales@dm-property.com)  
[dm-property.com](http://dm-property.com)



drummondmiller