



170 Cockburn Crescent
Balerno, Edinburgh, EH14 7LU

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Reception hall with excellent walk-in storage cupboard.
- Cloakroom/WC.
- Good sized living room with feature fire.
- Dining room overlooking the rear garden.
- Kitchen with appliances & access to rear garden.
- Upper landing with storage & access to attic storage space.
- Generously proportioned double bedroom with fitted bedroom furniture & fitted wardrobes.
- Second double bedroom with fitted wardrobes.
- Bedroom three.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden area to front.
- Monoblock driveway leading to garage.
- External storage cupboard.
- Extensive & well maintained gardens to side & rear.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

A well-presented detached villa situated within the highly regarded Balerno district on the outskirts of Edinburgh, a short journey to the southwest of Edinburgh City Centre and close to a range of local amenities. The property is situated in an excellent corner plot and would make an ideal family home in a great location.





LOCATION

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE COOKER, COOKER HOOD, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER FOR ALL OF WHICH THERE ARE NO GUARANTEES. THE GARDEN SHED AND SUMMERHOUSE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.

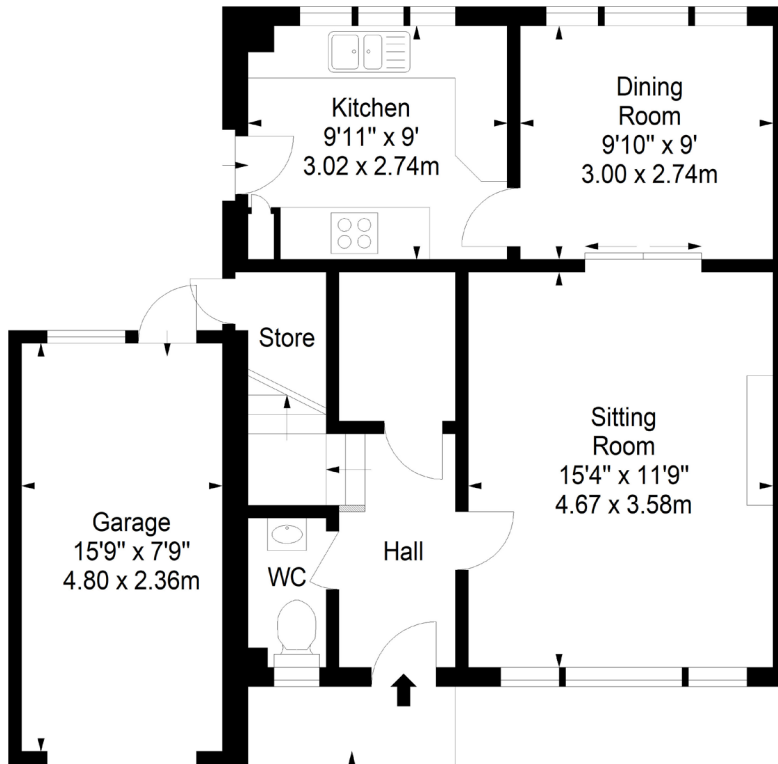
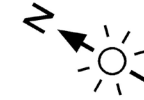


COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.8 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 7.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

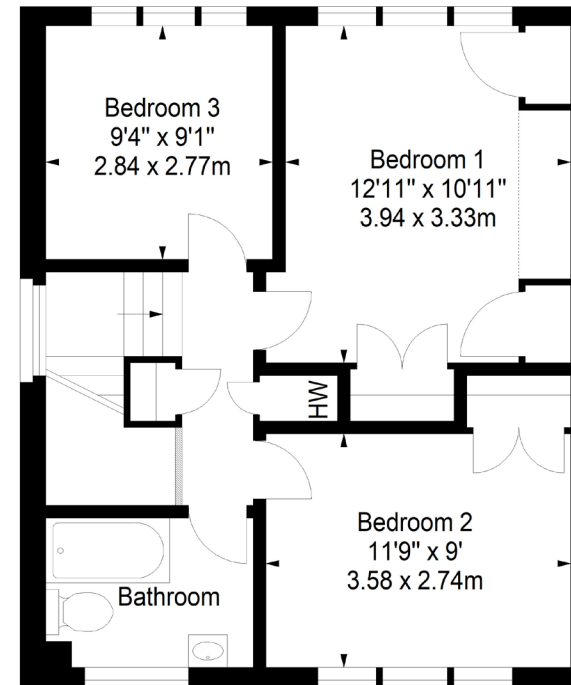
**Cockburn Crescent,
Balerno,
Midlothian, EH14 7LU**



Approx. Gross Internal Area
1138 Sq Ft - 105.72 Sq M
(Including Garage & Store)
For identification only. Not to scale.
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Ground Floor



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**