



3 Fairbairn Street,
Balerno, Edinburgh, EH14 7FG

CALL US ON 0131 447 4747



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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule with storage
- Cloakroom/WC.
- Welcoming reception hall with storage.
- Attractive living room with French doors to rear.
- Feature fireplace with electric fire.
- Formal dining room.
- Family room.
- Fabulous open plan dining kitchen with appliances.
- Bi-folding doors to rear garden.
- Breakfast bar.
- Utility room with access to side of property.
- Upper landing with excellent storage.
- Superb master bedroom with fitted wardrobes, dressing area & ensuite shower room.
- Further double bedroom with ensuite shower room & fitted wardrobes.
- Three further bedrooms - two with fitted wardrobes.
- Four piece family bathroom.
- Gas central heating.
- Air source heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Double driveway leading to double garage with electric door.
- Electric vehicle charging point.
- Extensive child friendly southwest facing garden to rear,
- Unrestricted on street parking.

GENERAL DESCRIPTION

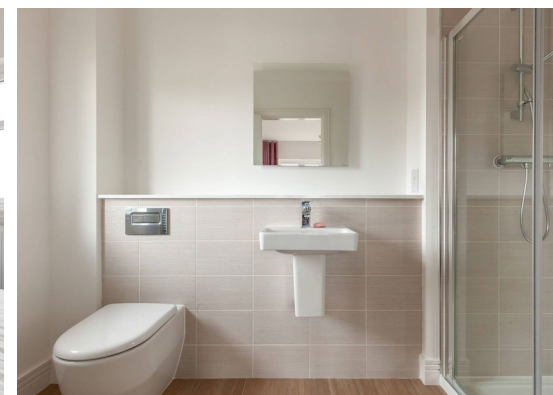
A stunning detached villa situated in an exclusive modern development in the highly regarded Balerno on the outskirts of Edinburgh, an ideal commuter base into the City Centre and to further afield with its close proximity to the motorway network. The property is set on a fantastic plot and would be an ideal family home in an excellent location.

FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £130.00 per annum. This covers the maintenance of all the communal areas.







LOCATION

Located just eight miles west of Edinburgh City Centre, the charming area of Balerno has a delightful village feel and offers a peaceful suburban setting close to some of Edinburgh's most beloved outdoor spaces. Popular with families, the village boasts highly regarded schools and great recreational facilities including a wealth of outdoor opportunities with walking routes and cycle paths and indoor sports facilities ensuring residents can stay active all year round. The Pentland Hills Regional Park, Water of Leith Walkway and Colinton Dell are all within easy reach. Despite its quaint village feel Balerno remains well-connected to a host of nearby amenities. A short commute connects residents to the vibrant city centre of Edinburgh, and further retail facilities are available at Hermiston Gait and The Gyle Shopping Centre. Edinburgh International Airport and Scotland's central motorway network are also close at hand, as well as rail connections at nearby Curriehill Station and regular public transport to the City Centre.

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, ROOF EXTRACTOR FAN, DISHWASHER, FULL LENGTH FRIDGE, FULL LENGTH FREEZER, CHILDREN'S SLIDE AND SWING IN REAR GARDEN AND THE DINING TABLE IN THE KITCHEN. THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER MAY BE AVAILABLE THROUGH NEGOTIATION.



COUNCIL TAX BAND H.

TRAIN STATION APPROXIMATELY 2.4 MILE TO CURRIEHILL TRAIN STATION.

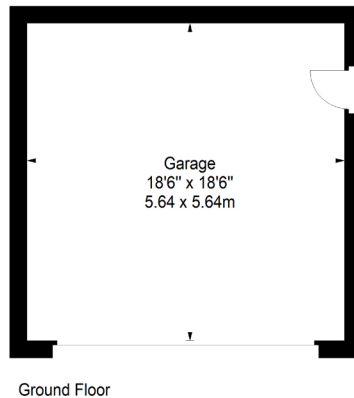
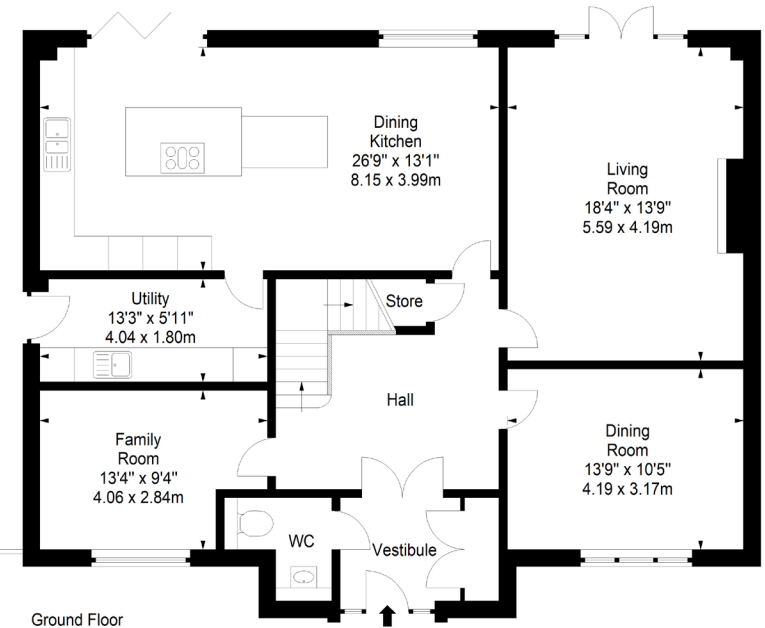
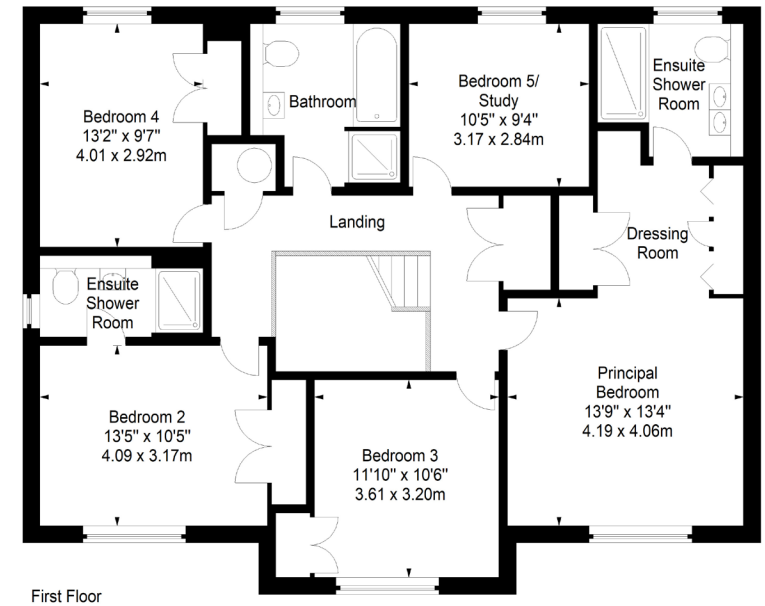
AIRPORT APPROXIMATELY 6.5 MILES TO EDINBURGH AIRPORT.

BUSES WITHIN A ½ MILE.

**Fairbairn Street,
Balerno,
Midlothian, EH14 7FG**



Approx. Gross Internal Area
2487 Sq Ft - 231.04 Sq M
Garage
Approx. Gross Internal Area
342 Sq Ft - 31.77 Sq M
For identification only. Not to scale.
© SquareFoot 2025



**ENERGY PERFORMANCE
CERTIFICATE RATING B**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.