



SIMPSON & MARWICK

## 7 Cherry Tree Park

Balerno, EH14 5AQ

[simpsonmarwick.com](http://simpsonmarwick.com)

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**A superb and contemporary 5/6 bedroom detached house with private gardens and double garage**

- Popular residential area
- Delightful, mature front and rear gardens
- Sitting room
- Open plan kitchen / dining / family room
- Principle bedroom with ensuite shower room
- 5 further bedroom (1 ensuite)
- Family bathroom
- Utility room and downstairs WC
- Double garage and large driveway
- Gas central heating and double glazing

### Description

7 Cherry Tree Park is a superb 5/6 bedroom detached house, located in much sought after Balerno. Situated on a substantial plot, the property, which has been extended by the current owners, benefits from a delightful, leafy outlook to the front and rear. Internally the accommodation is bright, spacious and generously proportioned with good flexibility of use. There are superbly presented, mature and sunny garden grounds to both the front and rear of the property, with areas of lawn and patio. Of further benefit there is a spacious double garage with additional workshop area and a driveway to the front for 2 cars.





## Location

Balerno is a popular and quiet semi rural residential area which lies a few miles south west of the city centre. There are excellent local shopping facilities, whilst the Gyle Shopping Centre is a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuit, and there is excellent fishing at Harlaw and Threipmuir reservoirs. A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton. Nearby walkways, cycle paths and regular buses take you to the city centre and access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, the Queensferry Crossing and Glasgow. Schooling in the state and private sectors is well represented in Balerno and the nearby areas.

## Fixtures and Fittings

All fitted carpets, curtains (with the exception of the sitting room set) blinds and light fittings (with the exception of the matching fittings in the kitchen / dining room) are included in the sale price as are the range and dishwasher.

## EPC Rating D

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.





Approx. Gross Internal Area  
2908 Sq Ft - 270.15 Sq M  
(Including Double Garage)  
For identification only. Not to scale.  
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