

4 Ashley Grange, Balerno, Edinburgh, EH14 7NP



### Description

Charming end terrace villa of immense appeal commanding a tranquil setting within an exclusive landscaped development. Offering sleek, elegant interiors, with deluxe fixtures and crisp, neutral walls, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of beautifully maintained garden grounds - perfect for summer relaxation and entertaining guests.

- Entrance vestibule leading into welcoming reception hallway
- Spacious living/dining room falling naturally into two defined areas featuring French doors with side panels for extra light, opening onto the rear garden
- Superbly appointed kitchen fitted with quality wall and base units, contrasting worktop
- Cloak room/WC
- Master bedroom with Juliet balcony and en-suite shower room
- Two further double bedrooms both with fitted wardrobes
- Stylish family bathroom consisting of a white three piece suite having a shower over the bath
- Gas central heating and double glazing ensuring year-round comfort and efficiency
- Mature private gardens
- Private parking

### Extras

The fitted carpets, blinds, oven, hob, cooker hood, dishwasher, fridge/freezer and outdoor storage units are included.

**EPC Rating:** C

### Price and Viewing

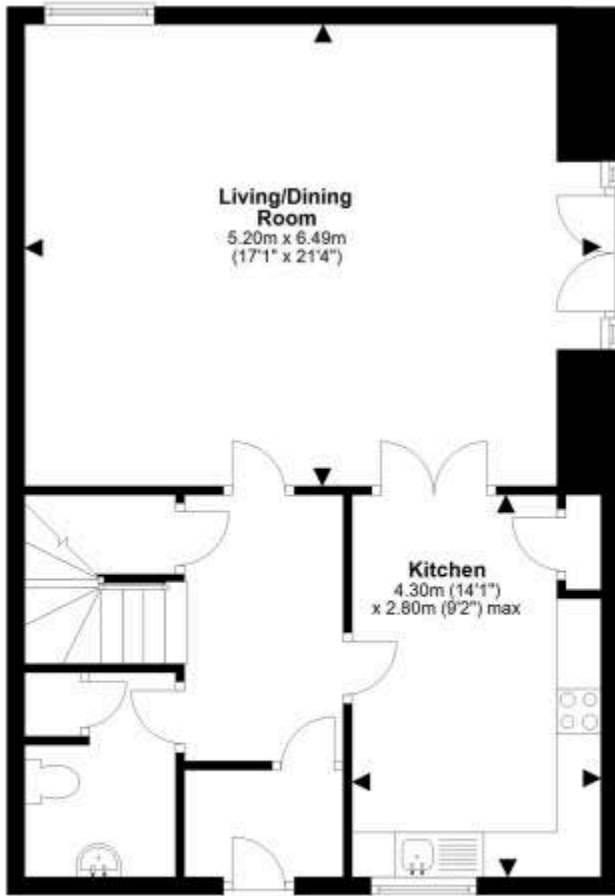
For price and viewing information or further details on this property please contact us on 0131 557 3188.



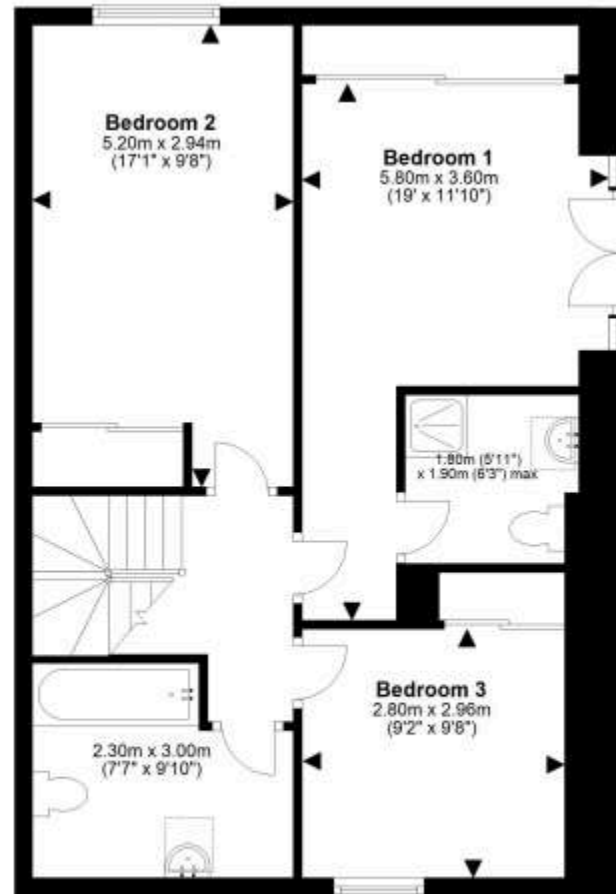
## Location

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





**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

