Blair Cadell
solicitors + estate agents

14 Crosswood Crescent
Balerno EH14 7HS

Offers Over £485,000

- Large living room featuring gas fireplace
- Kitchen/living/dining room featuring direct access to back garden
- Recently fitted kitchen featuring a range of floor and wall mounted units, rangemaster cooker and white goods available by separate negotiation
- Three double bedrooms and single bedroom
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- W.C
- Beautiful south facing back garden
- Off-street parking for three cars via Monoblock driveway

Council Tax Band: F
Tenure: Freehold
Shared Ownership: No

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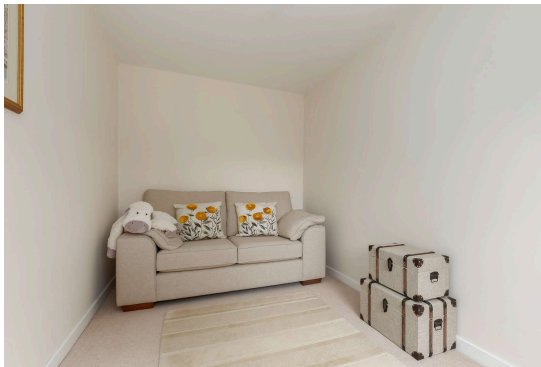

Linked detached Villa

This superb four-bedroom link-detached home in the ever-popular Balerno is sure to attract attention. Presented in true move-in condition and within the catchment of excellent local schooling, it is perfectly suited to family living. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a spacious living room featuring a gas fireplace – the perfect spot for relaxing with family and friends. At the heart of the home lies the impressive open-plan kitchen/living/dining area, ideal for hosting and entertaining, with direct access to the rear garden. The recently fitted kitchen boasts a range of stylish shaker-style wall and floor units, a fantastic Rangemaster cooker, and integrated white goods (available by separate negotiation). There are three generous double bedrooms and a single bedroom, with the master benefitting from extensive fitted wardrobes offering excellent storage. A modern family bathroom is fitted with a three-piece suite and mains shower over the bath, including a luxurious rainwater shower head and an additional W.C on the ground floor. The property further benefits from gas central heating and double glazing throughout, ensuring maximum efficiency. To the rear, a stunning south-facing garden awaits, featuring mature flower beds, patios, and a useful garden shed – perfect for summer barbecues and outdoor entertaining. To the front, a monoblocked driveway provides off-street parking for at least three cars.

Balerno is conveniently located approximately 8 miles from the centre of Edinburgh, accessible by a frequent bus service or by train from nearby Curriehill station. The property offers easy access to the Edinburgh city bypass, M8/M9/M90 motorways, and Edinburgh International Airport, making it ideal for commuters. The village is served by Dean Park Primary and Balerno Community High School, both within walking distance. Heriot-Watt University is less than 3 miles away. Local amenities in the village include 2 Scotmid stores, various eateries and a pharmacy. Various shopping centres in nearby Livingston, the Gyle Centre and Hermiston Gait. Recreational facilities include bowling, tennis, and rugby clubs. The area offers several walking and cycling options, including the Water of Leith, NTS Malleny Gardens, woodland walks and Pentland Hills Regional Park

Viewing by appointment on 0131 337 1800

Crosswood Crescent,
Balerno,
Midlothian, EH14 7HS

SquareFoot

Approx. Gross Internal Area
1330 Sq Ft - 123.56 Sq M
For identification only. Not to scale.
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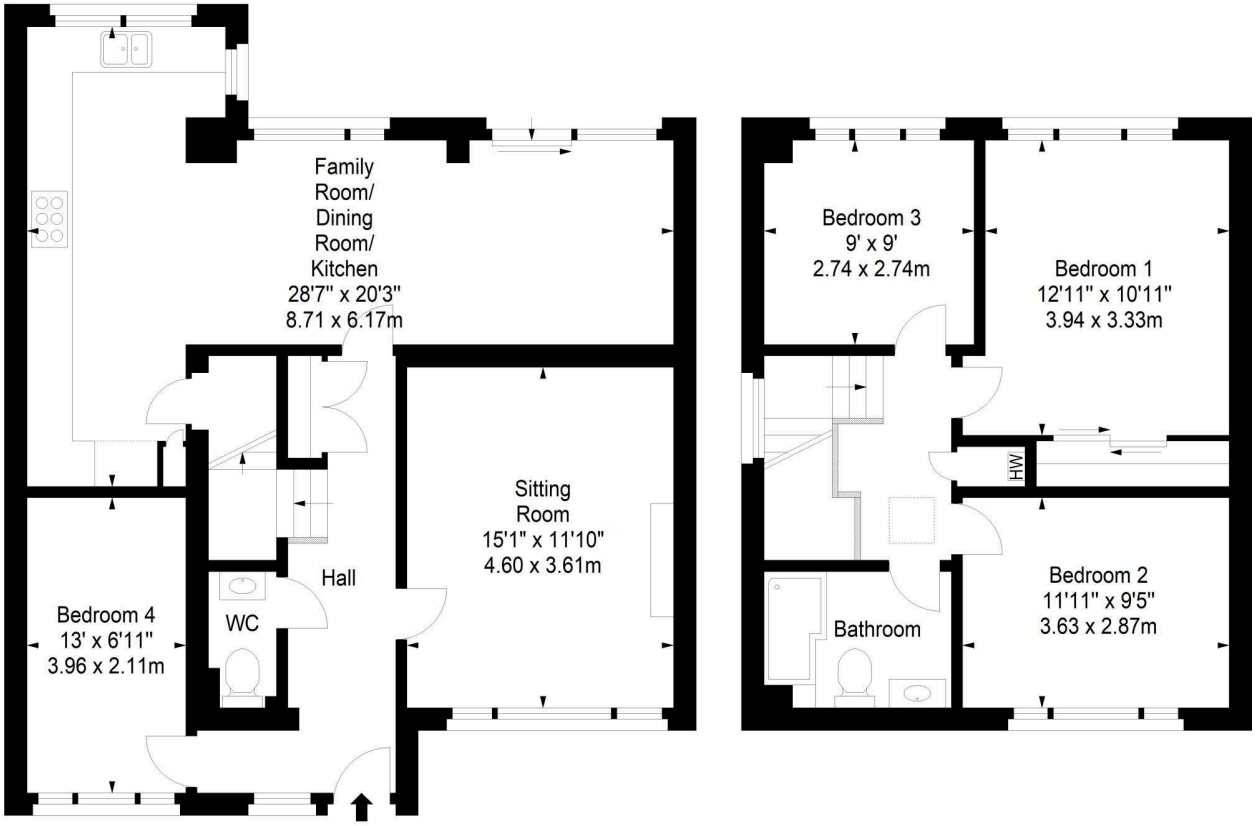

Ground Floor

First Floor

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