

**3 Johnsburn Green  
Balerno EH14 7NB**

**Offers Over £620,000**

- Large living room featuring decorative fireplace
- Dining room with French doors to garden
- Newly fitted kitchen/diner, electric hob and double oven and integrated appliances
- Four double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece and mains shower over bath
- Utility room
- Gas central heating and double glazing
- Integrated double garage
- Off-street parking
- Private mature gardens

**Council Tax Band: G**

**Tenure: Freehold**

**Annual Service Charge: £300**

**Shared Ownership: No**



## Detached

Blair Cadell is delighted to present this superb detached family home in the highly sought-after area of Balerno. Offering four spacious double bedrooms, this beautifully maintained property is the perfect family home, and early viewing is highly recommended.

The accommodation features a generous living room with a decorative gas fireplace—an inviting space to relax and entertain. The newly fitted, modern kitchen/diner is ideal for hosting, equipped with a range of sleek floor and wall-mounted units, an electric hob, a double oven, and integrated appliances included in the sale. A versatile dining room or second living area, complete with French doors, opens directly onto the enclosed gardens, creating a seamless indoor-outdoor living experience. Upstairs, the four well-proportioned double bedrooms all include built-in wardrobes, providing ample storage. The master bedroom benefits from a private en-suite, fitted with a two-piece suite and a walk-in electric shower. The stylish family bathroom boasts a three-piece suite, a mains-powered shower over the bath, and a relaxing jacuzzi bath system. Additional features include a spacious ground-floor utility room, a convenient W.C., and the comfort of gas central heating and double glazing throughout for maximum energy efficiency. Surrounding the property are beautifully maintained mature gardens, with a patio area perfect for summer barbecues. The home also offers off-street parking for at least two cars and an integrated double garage with an electric door. **Please note:** No warranties are given for systems or appliances. Johnsburn Green Proprietors Association - all 12 properties communicate to agree work required for garden maintenance and pay an annual sum. Around £250-300 annually

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**





**Johnsburn Green, EH14 7NB**



Approx. Gross Internal Area  
1814 Sq Ft - 168.52 Sq M  
Garage  
Approx. Gross Internal Area  
292 Sq Ft - 27.13 Sq M  
For identification only. Not to scale.  
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