










Offers Over
£190,000

58 Deanpark Avenue

Balerno | Edinburgh | EH14 7EB

Well presented, two-bedroom, mid-terrace house over two levels with private gardens, enjoying a fantastic location in the heart of Edinburgh's desirable Balerno area. Internally the property is well presented throughout and offers spacious and flexible accommodation, perfectly suited to the growing family, professionals or first time buyers.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – B



Description

In brief the accommodation comprises; Entrance vestibule leading directly into a dual aspect reception room with laminate flooring and modern decor; fitted kitchen, again dual aspect with glass doors allowing access to the rear garden, the kitchen is equipped with ample wall and base units, tiling to splash areas, breakfast bar and space for free standing appliances; Bedroom, double, front aspect, carpet, modern decor and storage; second generous double bedroom with dual windows overlooking the rear garden, mirror fronted Built in wardrobes; bathroom full acrylic panels with a white three piece suite, thermostatic dual rainfall shower over the bath and glass screen



Extras

The property shall be sold with all fixtures, fittings, integrated and free standing (excluding washing machine) white goods and fitted floor coverings.

Gardens and Parking

Enjoy a spacious rear garden, featuring a large deck easily accessible from the kitchen, perfect for outdoor dining or relaxation. Beyond the deck lies an expansive lawn, fully enclosed for privacy and security. The low-maintenance front garden adds to the charm of this property, offering a welcoming entrance. On-street parking ensures convenience for residents and visitors alike, completing the package of practicality and comfort.

Viewing

Please contact Neilsons on 0131 625 2222.



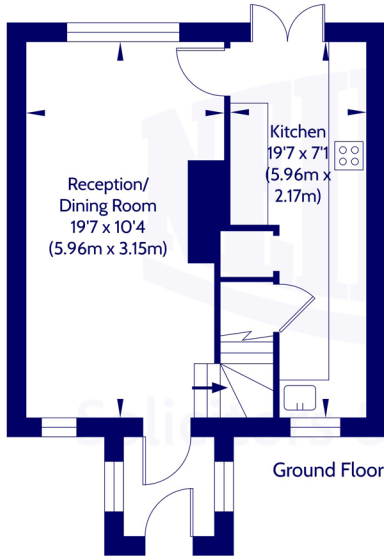


Location

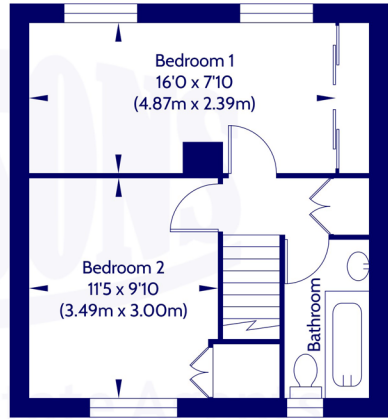
The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.



Approx. Gross Internal Floor Area 66.31 Sq M / 714 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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