








Fixed Price

£330,000

17 Craigentarrie Mews

Balerno | Edinburgh | EH14 5FA

Quietly situated at the end of a cul de sac, in a sought after modern development is this well presented end terraced family home. Close to local amenities and transport links, and within easy reach of the City Centre, the modern interiors and well proportioned accommodation will particularly appeal to professionals and growing families and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private front and rear gardens
-  On street parking
-  EPC rating – C
-  Council tax band - E



Description

In move in condition, the accommodation is laid out over two levels with downstairs briefly comprising of a naturally lit entrance vestibule with handy WC, a bright lounge overlooking the front garden and offering good storage, a modern dining kitchen with a range of wall and base units with co-ordinated worktops, and French doors leading out to the rear garden.

Carpeted stairs lead you to the first floor and there are three double bedrooms, two of which have built in wardrobes, and a family bathroom with a shower over the bath.

The property further benefits from an Air Source Heat Pump with hybrid gas functionality and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, washer/dryer and integrated fridge/freezer.

Gardens and Parking

There is a front garden and path to welcome you to the property, and to the rear is a private, enclosed rear garden which is laid to lawn with a patio area, providing an ideal space for outdoor dining in the warmer months and a safe space for children and pets to play. There is ample on street parking.

Factoring

The communal garden areas around the development are maintained by Ross & Liddell at a cost of approximately £300 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





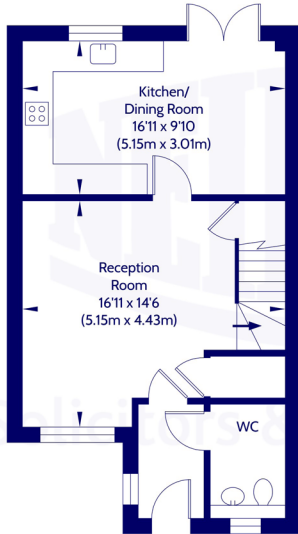
Location

The much sought after village of Balerno lies approximately 8 miles to the south west of the City Centre on the edge of the Pentland Hills Regional Park. Excellent reputable schools are close at hand, including Dean Park Primary School and Balerno High School, with Heriot Watt University and its excellent Oriam Sports Centre also nearby. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Forth Bridges and Edinburgh International Airport. Excellent bus services provide swift access to the City Centre and surrounding areas and Curriehill train station is within walking distance. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club, and lush woodland and forest walks along the Water of Leith, Pentland Hills and Malleny National Trust Gardens. There is also a play park within the development, located moments away.

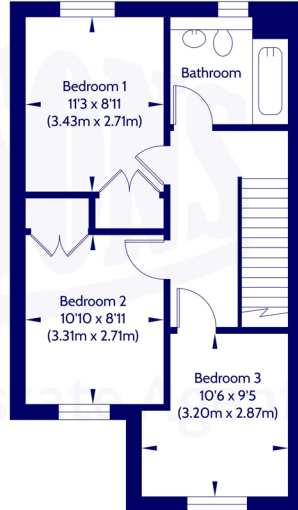




Approx. Gross Internal Floor Area 88.35 Sq M / 951 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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