










Offers Over

£550,000

1 Clayhills Park

Balerno | Midlothian | EH14 7BH

This rarely available detached home is quietly located in an exclusive cul-de-sac in the sought after area of Balerno. Situated close to local amenities, transport links and schooling, the property has been well maintained throughout and offers fantastic family accommodation, therefore viewing is highly recommended.

-  4 bedrooms plus study
-  1 public room
-  2 bathrooms plus WC
-  Private front & rear gardens
-  Double garage & driveway
-  EPC rating – C
-  Council tax band - G



Description

The accommodation is well proportioned and laid out over two levels. You enter a welcoming hallway with understairs storage and a handy WC. The bright and spacious lounge/dining room runs from the front of the house to the back and has a gas fire and fireplace and glazed sliding doors to the rear garden. The modern dining kitchen has a sleek range of white units with co-ordinated worktops, appliances, and doors to both the side of the property and the garage. Completing the downstairs accommodation is a useful study, ideal for those working from home.

Moving upstairs the hallway is naturally lit and there is a storage cupboard. The principal bedroom has a built-in wardrobe and benefits from a fully tiled en-suite shower room. There are three further bedrooms all with built-in wardrobes and a family bathroom with a shower over the bath. Finally, there is an insulated attic space.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings plus the gas hob, electric double oven, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer and chest freezer are included in the sale.

Gardens & Parking

A neat front garden welcomes you to the property and there is a fully enclosed private garden to the rear, laid to lawn and bordered by plants and shrubs, complete with a patio area, offering an ideal area for outdoor dining in the warmer months and a safe space for children and pets to play. There is also a summerhouse. There is a double garage with an electric door, power and light. Additionally, there is a sink, plumbing for a washing machine and tumble dryer. A large driveway offers off street parking and on street parking is also available.

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 at all levels are close at hand, 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. 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 walks along the Water of Leith, Pentland Hills and Mallyen National Trust Gardens.





Approx. Gross Internal Floor Area 139.17 Sq M / 1498 Sq Ft.



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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