










Offers Over

£385,000

61 Malleny Avenue

Balerno | Edinburgh | EH14 7EJ

This spacious and bright link-detached family villa with private gardens, driveway and garage, is quietly situated within the sought-after village of Balerno, close to local amenities and excellent commuting links. Offering excellent sized accommodation this would make the perfect home for growing families. Internal viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Private gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

In brief the accommodation comprises; entrance porch, welcoming entrance hallway with excellent built-in storage cupboard and WC located off, generously proportioned dual-aspect lounge/dining with doors providing access to the sun room which in turn provides access to the private garden, modern fitted kitchen with door to garage and utility area, light and airy principal bedroom, two further well proportioned bedrooms and contemporary family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the oven, hob, extractor hood, dishwasher, freezer, washing machine and integrated fridge.

Gardens, Garage & Driveway

To the front of the property lies an area of private garden ground together with a driveway providing off-street parking and access to the single garage. To the rear, the private garden has been well maintained and offers a high degree of privacy.

Viewing

Please contact Neilsons on 0131 625 2222.





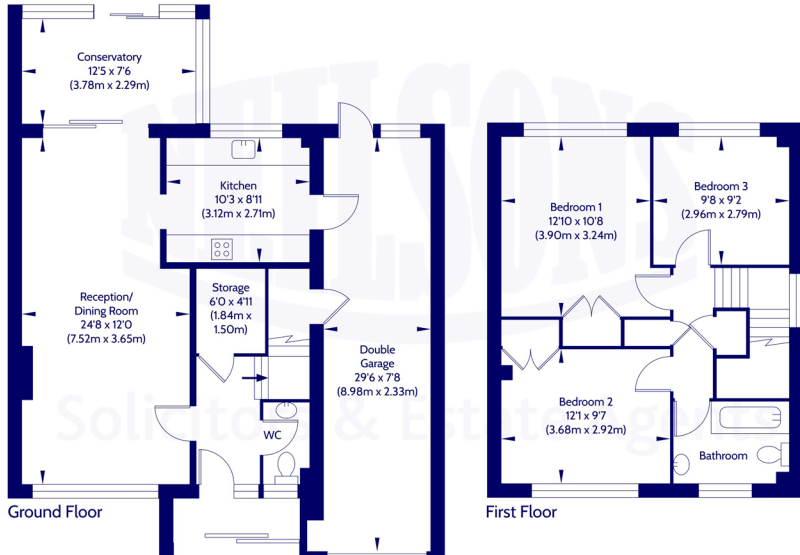
Location

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, recreational facilities and parks are available locally including several golf courses, 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 110.23 Sq M / 1187 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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