



Solicitors & Estate Agents










Offers Over

£250,000

20 Balfron Loan

Clermiston | Edinburgh | EH4 7JY

Neilsons are delighted to present this superb semi-detached house which enjoys generous front and rear gardens and offers ideal family accommodation in move-in condition. Early viewing strongly recommended!

-  3 Bedrooms
-  2 Reception Rooms
-  1 Bathroom
-  Private gardens
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – D



Description

Enjoying a peaceful residential location close to local shops, transport links and a garden square with children's playpark, this bright home briefly comprises: entrance hallway, generous reception room offering ample space for both living and dining furniture, large conservatory overlooking the garden, bright fitted kitchen to the front with an opening in the wall to the reception room creating a sociable open plan feel, fitted with an excellent range of oak-fronted units with integrated double oven, hob, fridge freezer and washing machine, generous utility room/rear hallway which offers scope for conversion to a downstairs WC if desired, stairs from the hall to the upper landing with hatch and ramsay ladder to a floored and lined attic room with twin velux windows to the rear, two generous double bedrooms, third single bedroom and family bathroom with white suite and electric instant over bath shower. Benefits include gas central heating and full double glazing throughout.



Extras

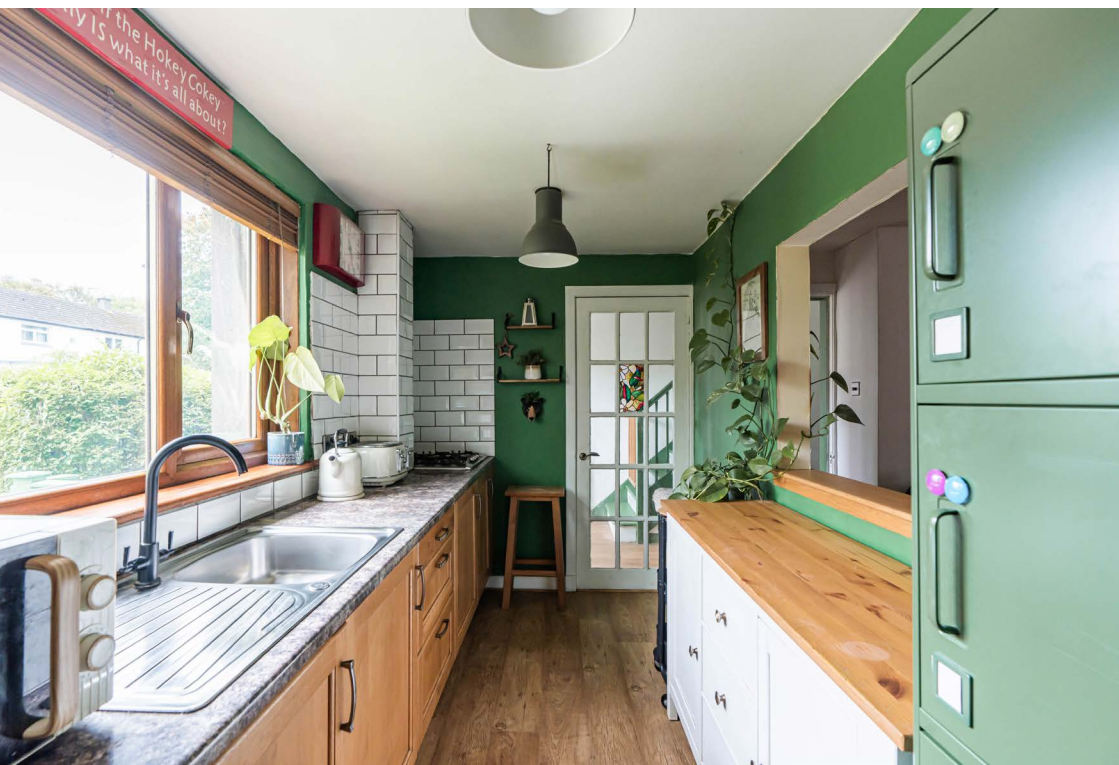
The fixtures and fittings, fitted floor coverings, light fittings, curtains, window blinds and kitchen appliances are to be included in the sale.

Gardens and Parking

The property benefits from good-sized private gardens to both the front and rear. The front garden is laid to lawn and enclosed by a mature hedge offering a good degree of privacy. The rear garden has been attractively landscaped for ease of maintenance and has decking and patio areas offering the ideal spot for relaxing or entertaining during the warmer months. In addition to the private gardens, Torrance Park with children's play area is located just moments' walk from the front door. Ample unrestricted on street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222





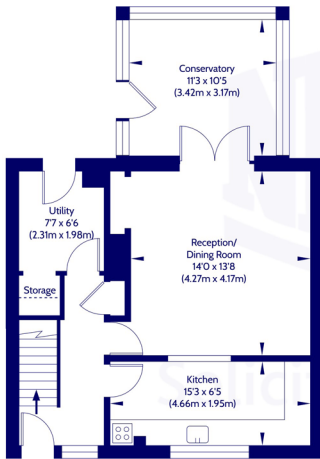
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

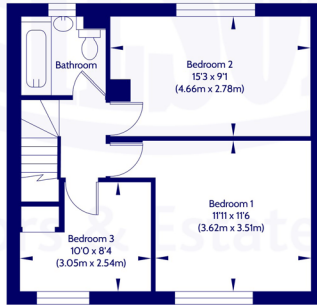




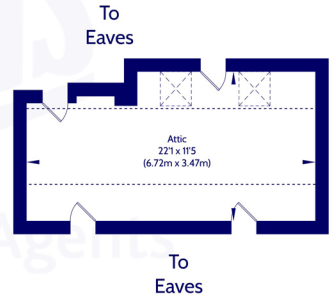
Approx. Gross Internal Floor Area Excl. Attic 98.24 Sq M / 1057 Sq Ft.



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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