










Offers Over

£175,000

44 Cairns Drive

Balerno | Edinburgh | EH14 7HH

A fantastic opportunity has arisen to purchase this impressive and spacious main door upper villa with private garden and lock-up garage, quietly situated within a pleasant tree-lined cul-de-sac setting, enjoying an open outlook over parkland to the rear.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathrooms
-  Garage
-  Rear Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation in brief comprises: entrance stairs with storage cupboard; welcoming hallway with generous storage cupboards and access to the loft space; bright and spacious reception/dining room; fitted kitchen with a range of wall and base units, tiling to splash areas and a combination of integrated appliances and space for free-standing appliances; two well-proportioned double bedrooms, both with carpet, the bedroom to the front featuring a built in wardrobe; a shower room with a white two piece suite, glass corner cubicle with Mira electric shower and a large linen cupboard. The second bedroom and kitchen benefit from South-facing, open views to mature, green parkland.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

The property benefits from a good sized, fully enclosed rear garden - the ideal place for children to play or to enjoy outside dining/relaxing. A private lock-up garage is located within a row of garages within the street.

Viewing

Please contact Neilsons on 0131 625 2222.





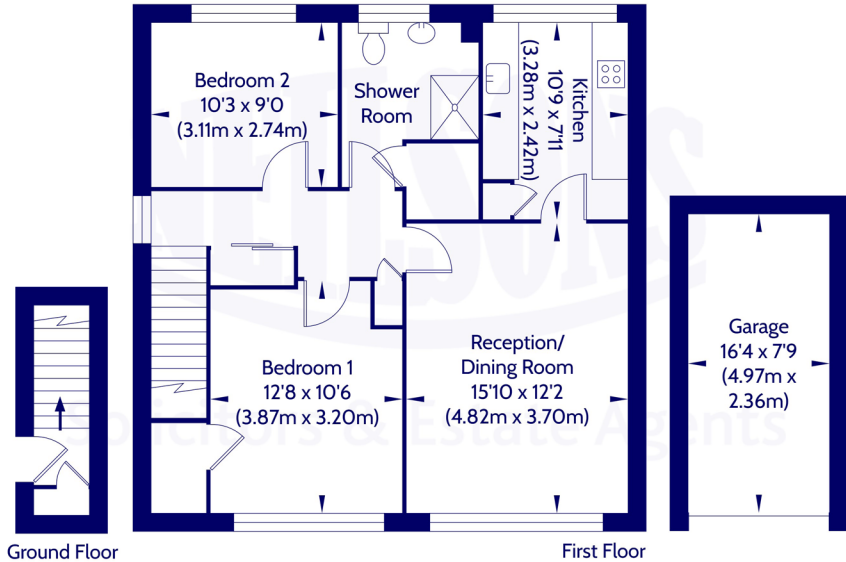
Location

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 68.15 Sq M / 734 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.



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



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