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Offers Over

£190,000

50 Mansfield Road

Balerno | Edinburgh | EH14 7LF

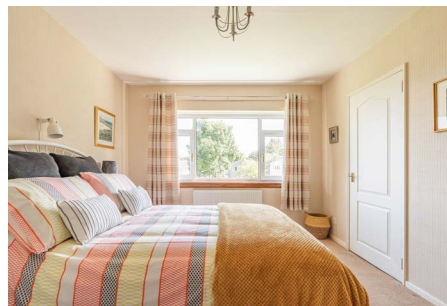
Enjoying a peaceful yet convenient setting in the desirable village of Balerno, this attractive main door upper flat offers bright, well-proportioned accommodation with the added benefits of a private garden, garage, and free on-street parking. Ideal for a variety of buyers.

-  2 bedrooms
-  1 reception room
-  1 shower room
-  Garage
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

The front door at ground floor level opens to a welcoming vestibule with useful storage space and stairs leading to the upper hallway, where there is a large storage cupboard with mirrored sliding doors and an additional cupboard housing the boiler (new in 2024). A hatch with Ramsay ladder provides access to a part-floored loft, offering excellent storage potential. To the front, the spacious reception/dining room enjoys an open aspect and an abundance of natural light, while the modern galley-style kitchen to the rear is well-equipped with integrated double oven, hob, and cooker hood. A washing machine and freestanding fridge-freezer are also included. There are two generous double bedrooms, one of which features a walk-in wardrobe; the second bedroom is currently utilised as a dining room, highlighting the versatility of the space. The modern shower room is fitted with a white suite and benefits from a walk-in storage cupboard. The property further benefits from gas central heating and full double glazing.



Extras

The fixtures and fittings are to be included in the sale including the white goods, curtains, blinds and light fittings.

Garden and Garage

A private, enclosed garden featuring a well-maintained lawn, patio area, and mature flower and shrub borders is located to the rear of the property. A pedestrian door from the garden provides access to the single garage, which is fitted with power, lighting, and an up-and-over door ideal for parking, storage or use as a hobby/workspace. Vehicular access to the garage is by way of Threipmuir Place.

Viewing

By appointment. Please contact Neilsons on 0131 625 2222





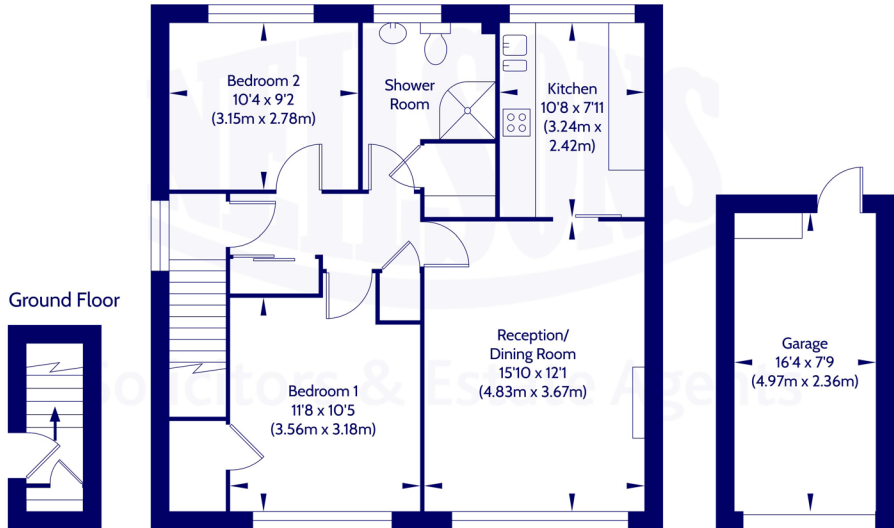
Location

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. A short walk to nearby bus stops gives regular public transport to the City Centre and beyond. 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 65.78 Sq M / 708 Sq Ft.

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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