



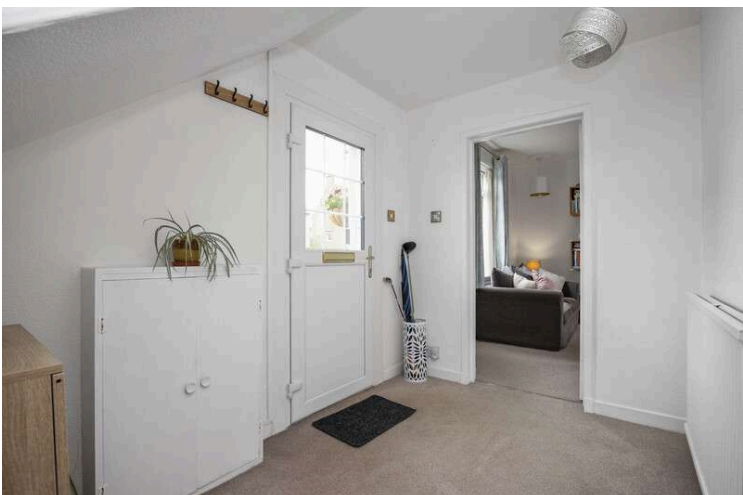
22 Deanpark Avenue, Edinburgh, EH14 7EB

www.mcdougallmcqueen.co.uk



Welcome to Deanpark Avenue, this well-proportioned three bedroom semi-detached property offers bright and spacious accommodation arranged over two floors with a beautiful enclosed garden to the rear and a multi vehicle driveway to the front. The property is ideally located in the popular village of Balerno which lies south west of Edinburgh City Centre, close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living/dining room with windows to the front and rear offering lots of natural daylight.
- Recently installed stylish kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear hallway with utility room and door accessing the rear garden.
- Upper landing with a useful storage cupboard, hatch to a large, floored attic accessed by a fixed ladder.
- Double bedroom with a dual aspect, rear facing, excellent built in storage.
- Double bedroom front facing with built in storage.
- Rear facing double bedroom with built in wardrobe storage.
- Recently installed bathroom comprising WC, wash hand basin, bath with shower over, vanity storage and ladder radiator.
- Gas central heating.
- Double glazing.
- Enclosed rear garden.
- Multi vehicle driveway to the front.



Location

The much sought after village of Balerno lies to the southwest of the City Centre, nestled beneath the Pentland Hills 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.

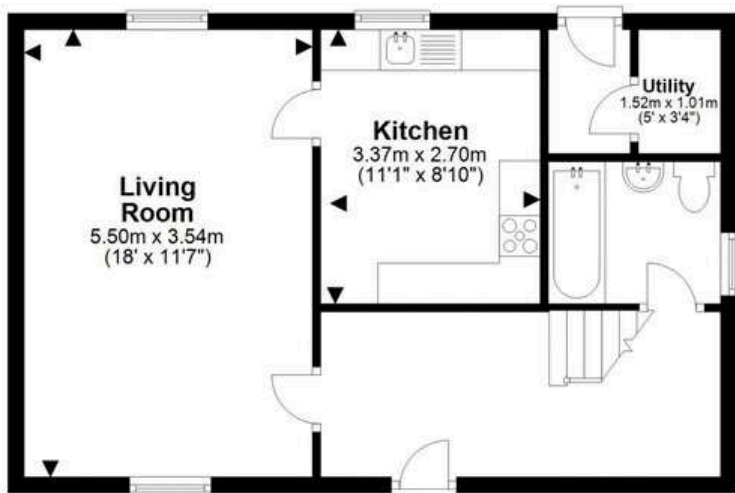
Extras

The oven and hob, blinds and fitted floor coverings are included.

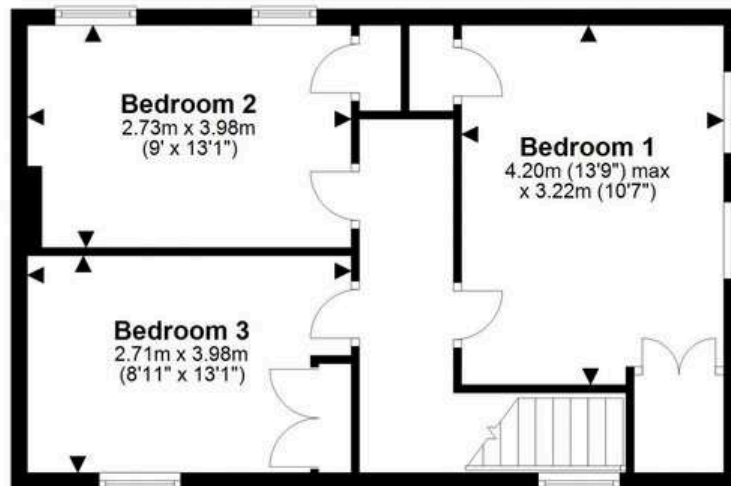
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

