



Location

This substantial five bedroom detached home is situated in Balerno; a thriving suburb just southwest of the city centre.

There are excellent local amenities, with a range of local shops, cafes, and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

The Village is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition, there is a rugby club, tennis court, and several golf courses close by.

The property lies within a convenient distance to the Edinburgh City Bypass, offering quick access to Edinburgh International Airport and the motorway network, while regular bus and train services operate to and from the city centre.

There are highly respected schools from nursery to secondary level also available close by. This property provides excellent potential to serve as a spacious and welcoming family home.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

Substantial detached home with excellent potential to renovate to suit individual tastes.

Three reception rooms including a living room, sitting room, and dining room.

Spacious kitchen with gas hob, electric oven, grill, and built-in seating area for dining.

Master bedroom with en-suite shower room and built-in storage.

Four well-proportioned double bedrooms.

Two full bathrooms and an additional w/c.

Large windows throughout the property affording plenty of natural light.

Sizeable entrance vestibule.

The sitting room attached to dining room also acts as a sunroom.

Attractive landscaped garden with summer house.

Garage accessible via the kitchen.

ALLINGHAM & CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 158m²
Garage 20m²

