





## Location

This three bedroom, detached house is situated in the ever popular area of Balerno, a thriving suburb just south west of the city centre with a surprisingly rural feel and open views across the countryside.

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

The property 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 and several golf courses and the Oriam (national performance centre for sport) close by.

The area is conveniently place for access to the Edinburgh City Bypass and motorway network leading to Edinburgh International Airport and further afield, while a regular bus service operates to and from the city centre.

There are highly respected schools from nursery to secondary level.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

Entrance hallway

Living/dining room

Kitchen with cooker, washing machine and fridge/freezer - these items are believed to be in good working order though their condition is not warranted

Conservatory (access via dining area)

Cloakroom with WC and wash basin

3 double bedrooms

Family bathroom with shower over bath, wash basin and WC

## Extra Features

Gas Central Heating

Double glazing

Landscaped gardens to front and rear

Driveway

Garage

Views over the countryside

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

# ALLINGHAM&CO

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

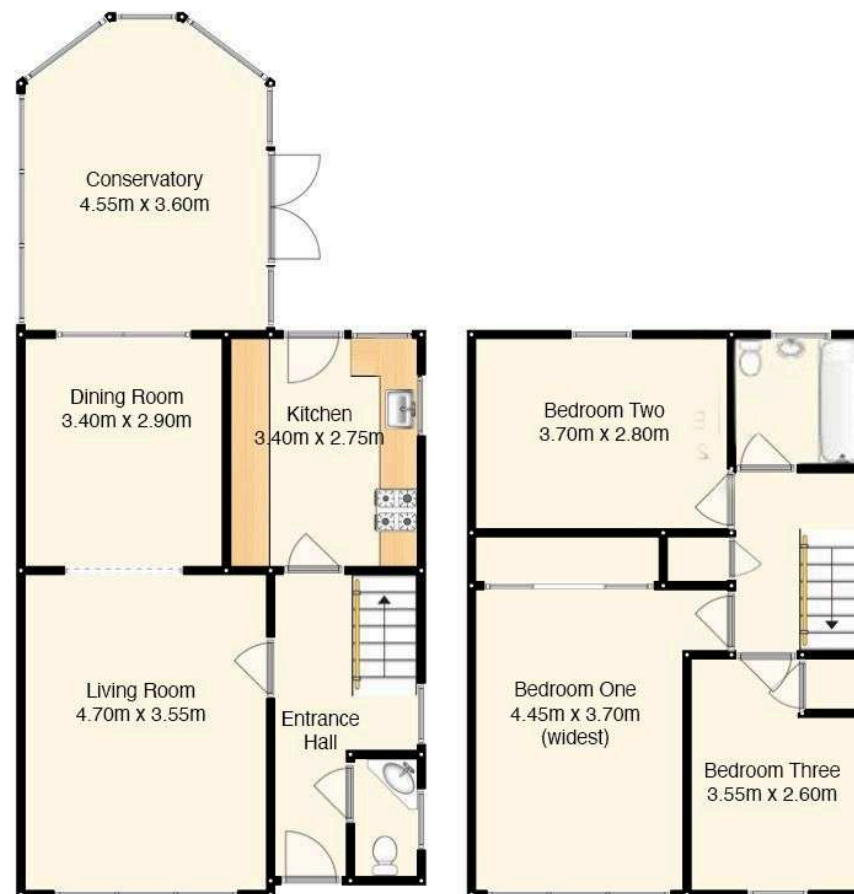
Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

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  
105m<sup>2</sup>

