



4 Deanpark Place

Balerno, Edinburgh, EH14 7ED

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Summary

Finished to excellent standards, this spacious, three-bedroom, semi-detached house is a superb family home that offers a contemporary kitchen and bathroom, as well as a large reception room with dual-aspect windows and a cosy log-burning stove. The property also boasts a landscaped rear garden with a southwest-facing aspect; plus, it has a desirable position in sought-after Balerno, set within easy reach of local schools and the majestic Pentland Hills.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (gas hob, oven, fridge/freezer, dishwasher), a washing machine, and a garden shed to be included in the sale.

Features

- Semi-detached house in Balerno
- In excellent decorative order
- Quality fixtures and fittings
- Naturally-lit hall with storage
- Dual-aspect living/dining room
- Modern breakfasting kitchen
- Two double bedrooms
- One versatile single bedroom
- Premium bathroom with shower over bath
- Neatly-kept front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D





“Quality fixtures and fittings with a modern breakfasting kitchen”







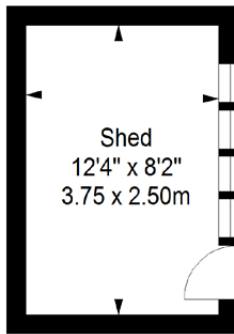
“Two double bedrooms,
one versatile single bedroom and a
bathroom with shower over bath”



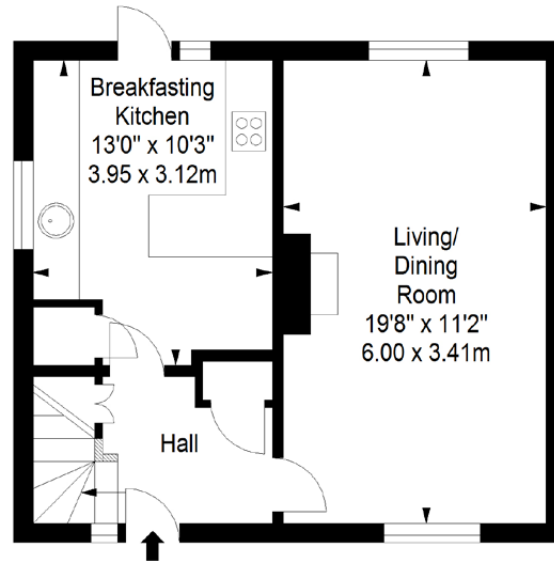


Floorplan

Shed
Approx. 9.4 sq. metres (101.1 sq. feet)

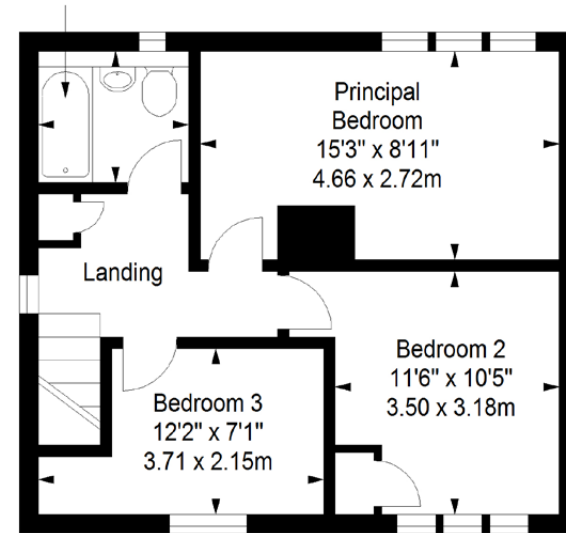


Ground Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



Bathroom
6'5" x 5'7"
1.95 x 1.70m

First Floor
Approx. 40.0 sq. metres (430.6 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)