

## **4 Deanpark Place** Balerno, Edinburgh, EH14 7ED *We sell homes, not just houses*









### 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"







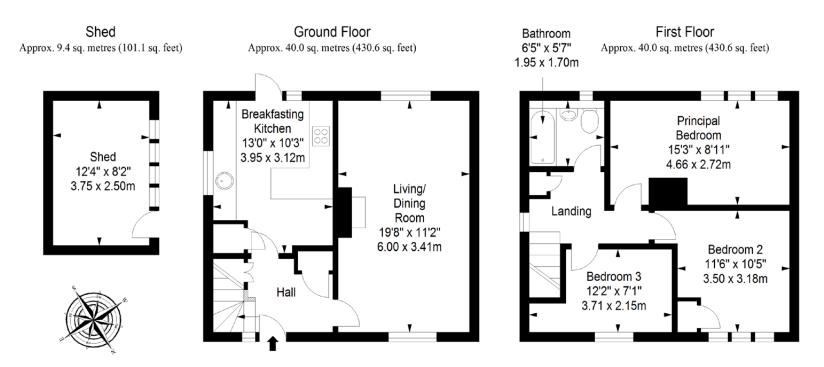


### "Two double bedrooms, one versatile single bedroom and a bathroom with shower over bath"





## Floorplan



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

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