

Peterkin & Kidd

Solicitors and Estate Agents

30

**MAIN STREET
BALERNO, EH14 7EH**



OFFERS OVER £160,000

30 MAIN STREET BALERNO, EH14 7EH

Accessed via a staircase to the rear, this double upper, main door flat offers spacious and flexible accommodation.

The property is entered via a uPVC door with glazed panels which leads to the hall and the spiral staircase to the upper floor.

The breakfasting kitchen is to the front of the property and is fitted with a range of units with stainless steel sink and drainer, complementary worktops and tiling to splashback. The gas cooker, fridge/freezer and automatic washing machine are included in the sale but not warranted. Boiler. Pine panelling to dado height and window to front with window seat.

Bedroom 1 is brightly situated to the rear with ample space for freestanding furniture. Window to rear with working shutters.

There is a modern wet room to the rear with WC, wash hand basin with drawers and a Mira shower. Wet wall panelling and window to rear.

The remainder of the accommodation is accessed via the spiral staircase.

The spacious living room is part-panelled with twin Velux windows and ample space for freestanding furniture.

Bedroom 2 has a window to the front and space for freestanding furniture. In addition, there is a built-in wardrobe with overhead storage.

ACCOMMODATION

Hall
Living room
Fitted breakfasting kitchen
2 bedrooms
Wet room

Gas central heating, double glazing

EXTRAS

All fitted floor coverings and white goods as specified are included in the sale. The furniture can be available if required.

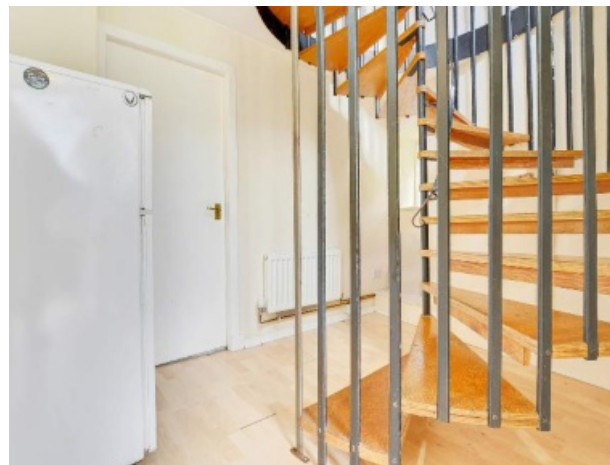
PARKING

Parking is available in the car park opposite.

SITUATION

The sought after village of Balerno has primary and secondary schooling together with a choice of local shops. A more extensive range is available at the Gyle Shopping Centre and Hermiston Gait. Leisure pursuits in the area include walks along the Water of Leith, Hillend Ski Centre, Balerno Tennis Club and horse riding in the Pentland Hills. For golf enthusiasts there are a number of courses on offer.

For the commuter, there are regular bus services to the city centre and nearby Curriehill Station offers direct services to Edinburgh and Glasgow. The property is also well-positioned for Heriot Watt University, Edinburgh Business Park and accessible for the Airport, Forth Road Bridge, City Bypass and the M8 to Glasgow.





VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS
sprouting.terribly.resembles

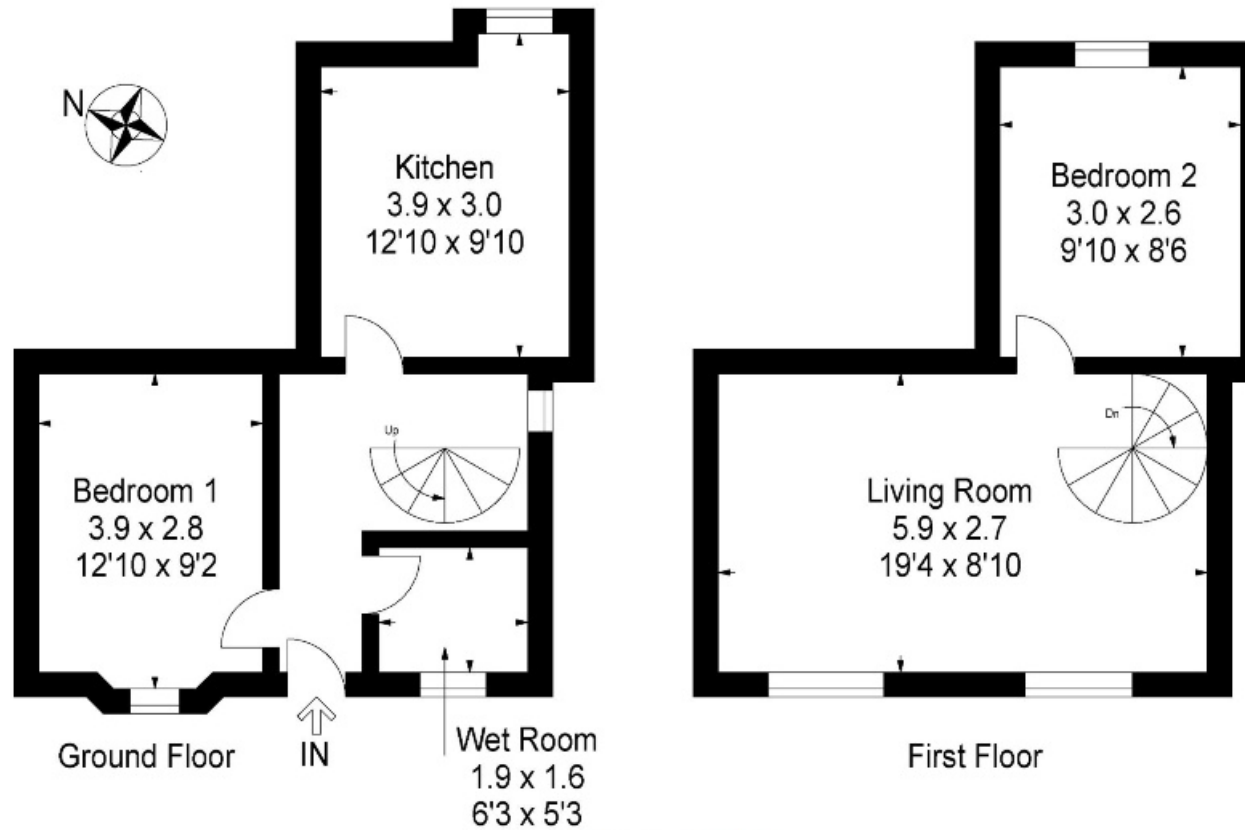
OTHER

COUNCIL TAX BAND: C
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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We can open doors for you

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