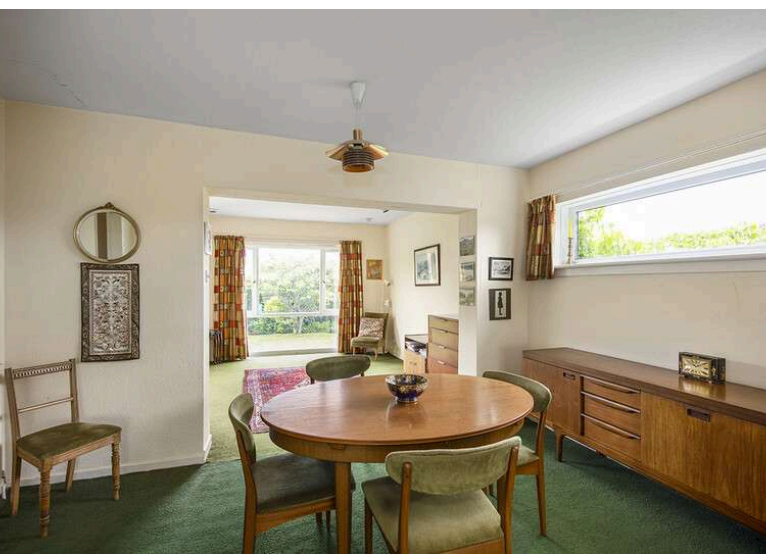




44 Cockburn Crescent
Balerno, EH14 7EP



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44

Cockburn Crescent

Generously proportioned extended detached villa with beautiful outlook towards the Pentland Hills, offering flexible family accommodation which would now benefit from a degree of modernisation and cosmetic upgrading.

- Extended detached villa w/Pentland views
- Handy porch w/ample space for storage & seating
- Hallway w/built-in cupboards & a WC
- South-facing living room
- Dining room open plan to a rear facing family room
- Well-appointed kitchen w/garage access
- Four bedrooms (two w/storage)
- Three-piece family bathroom
- Gas central heating & double glazing
- Private gardens, driveway & large garage

Offers Over £425,000

Home Report: £450.00

EPC Rating: C

Council Tax: G

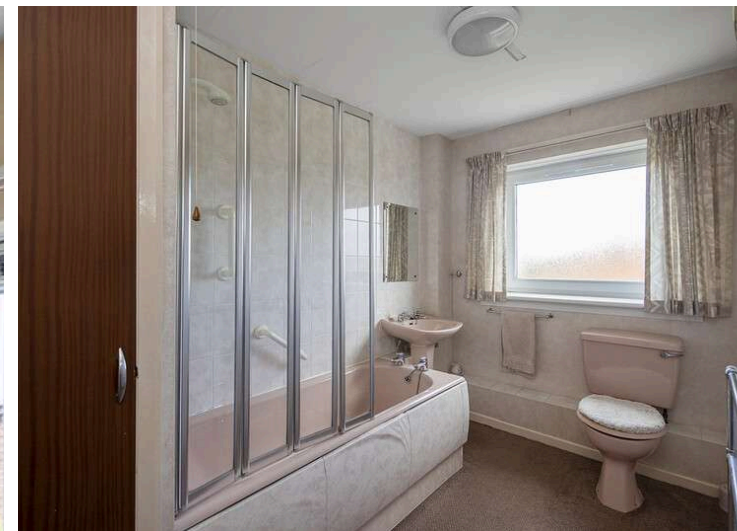
Tenure: Freehold

Situated in a popular, mature residential area, 44 Cockburn Crescent occupies a large corner plot with outstanding views across fields, towards the Pentland Hills. Thanks to it's position, there is potential to further extend the property on all sides.

The property comprises entrance porch, reception hall, sunny lounge with double doors to the adjacent open plan dining room and family room, fitted kitchen/ breakfast room, cloakroom/WC, four bedrooms and bathroom with shower.

It enjoys the benefit of gas central heating with a combination boiler, double glazed window units, fine open views and a flood of natural light. There are mature areas of private garden ground to the front, side and rear of the building and a driveway affords off-street parking and leads to a larger than average garage.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the growing family and early viewing is highly recommended to fully appreciate the space, flexibility and potential on offer.



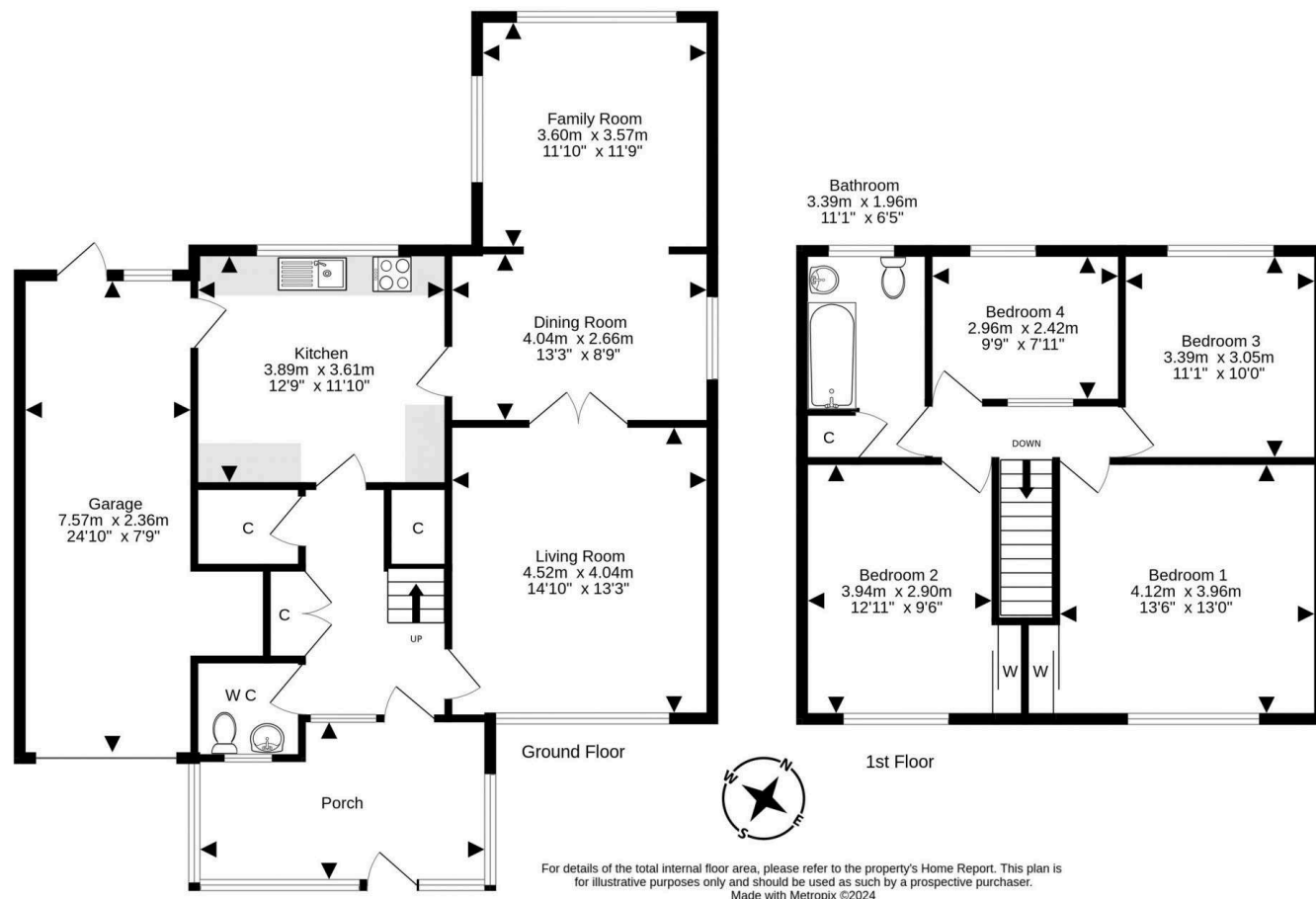


Balerno is approx. 7 miles from Edinburgh city centre, just off the A70 and is popular residential with a leafy suburban environment. Excellent bus services run from the area to and around the city and there is a rail link from neighbouring Currie to the city centre. Edinburgh International Airport and the central motorway network are easily accessible from Balerno.

Balerno, along with neighbouring Currie and Juniper Green, offer an excellent range of shops and services and provide nursery, primary and secondary education. The high school offers a variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the the Water of Leith, access to the cycle path network and open spaces of the surrounding countryside. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre and Hermiston Gait.



Extras: To included all fitted carpets and fitted floor coverings, light fixture, curtains, the cooker, washing machine, and fridge/freezer in the sale. Further items may be available if desired. NB no warranties or guarantees will be given in relation to appliances.



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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.