



422 Lanark Road West  
**BALERNO**  
**EH14 5SN**



# 422 Lanark Road West Balerno

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This generously proportioned four-bedroom detached home offers a rare opportunity for families looking to create something truly special.

The property requires renovation throughout, but its well-balanced layout includes a well-equipped kitchen, three ground floor bedrooms, two bathrooms, and a private upper-level main bedroom, providing an excellent foundation for transformation.

The large dual-aspect living room opens into a bright conservatory that overlooks the spacious garden grounds. This outdoor space is brimming with potential to become a stunning family haven. With imagination and effort, this property could be transformed into a remarkable forever home.

The property further benefits from gas central heating, front and rear gardens and a private driveway.

## Property Features

Detached bungalow

Upgrading required

Mature gardens

Gas central heating

Private driveway

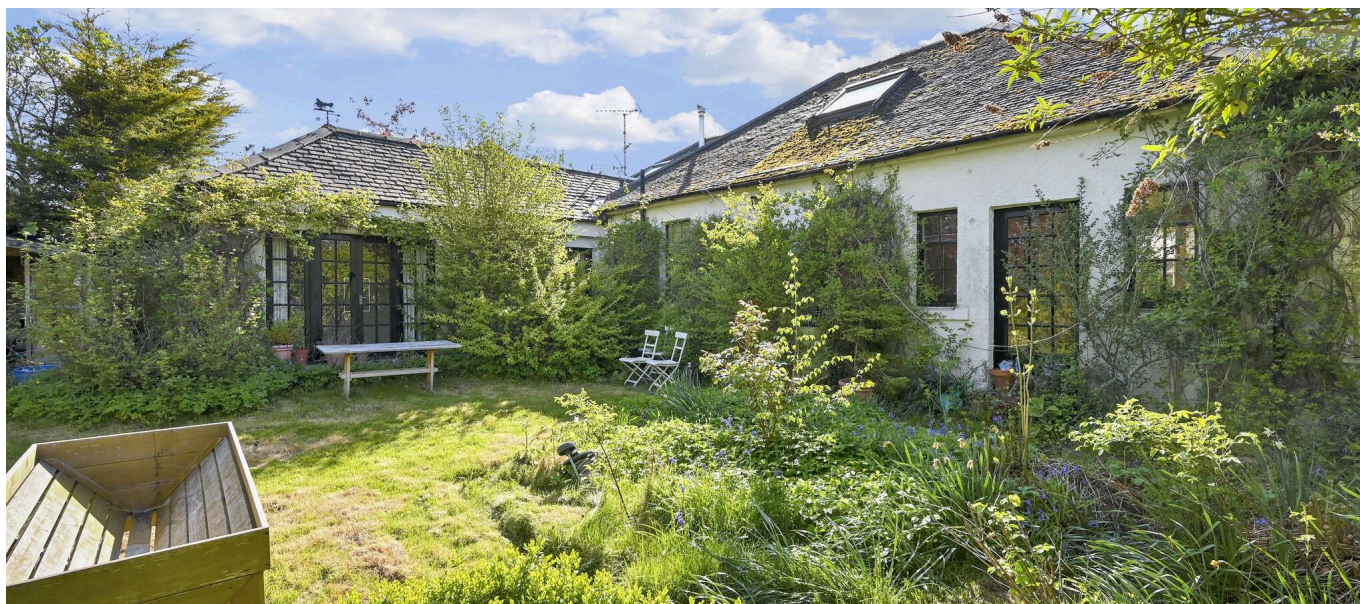
Local amenities











Balerno is a popular and quiet semi-rural residential area, situated a few miles south west of the city centre. Walking and cycle paths and a regular bus service take you easily into the city centre and from Curriehill or Edinburgh Park railway stations you can access Edinburgh/Glasgow/Stirling trains. Balerno has excellent local shopping and eating facilities, while medical services are found in nearby Currie. Longstone, Slateford, the Gyle and Livingston offer a wide range of superstores, all with ample parking. Glasgow lies one hour away and there is easy access to the Edinburgh city bypass and all major trunk routes, as well as Edinburgh International Airport and the Queensferry crossing.

### Extras

The items included in the sale of the property are the fitted floor coverings, light fittings and fixtures. The seller will not warrant the working order of the appliances, systems or services.



**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

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#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

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