



**5 Deanpark Court**  
**Balerno**  
**EH14 7EG**



# 5 Deanpark Court Balerno

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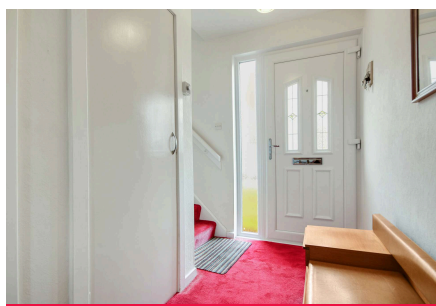
Located in an established residential area within the commuter village of Balerno, we are pleased to be marketing this 88sqm three bedroom end-of-terrace family home.

On the ground floor, the entrance hallway leads into a good-sized lounge, which continues into the dining area through an arched doorway. The kitchen, which has potential for modernisation, can be accessed through either the dining area or hallway. Upstairs, there are two double bedrooms, a single bedroom, and the family bathroom. There is excellent storage within the property, with multiple storage cupboards on each floor.

The property also has a lovely front garden and generous sunny garden to the rear, which has both paved and grassed areas, washing line, and a greenhouse. Further benefits include gas central heating and double glazing.

## Property Features

- On street parking
- Front and rear garden
- Potential for modernisation
- Gas central heating
- Double glazing
- Ample storage space



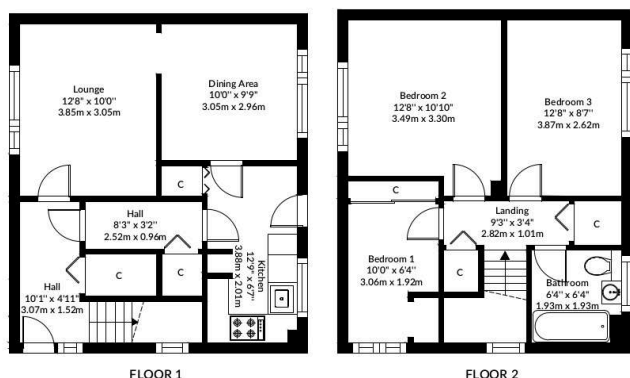








Balerno is a popular and quiet semi-rural residential area, situated a few miles south west of the city centre. Walking and cycle paths and a regular bus service take you easily into the city centre and from Curriehill or Edinburgh Park railway stations you can access Edinburgh/Glasgow/Stirling trains. 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.



**vistaBee**  
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 dimensions 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. (0110827)  
vistaBee 2025

## Extras

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

**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

## 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.

**espc**

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