



# 108 Deanpark Avenue

Balerno, EH14 7EE



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68sqm

EPC

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**AS** Anderson  
Strathern

# 108 Deanpark Avenue

Balerno, EH14 7EE

Located in the sought after residential area of Balerno, which lies to the south west of Edinburgh, this end terraced home will appeal to a range of buyers including first time buyers, families and downsizers. The property would now benefit from some modernisation but offers excellent potential.

The entrance porch and leads to an inner hallway with stairs to the upper level and access to the living and kitchen areas. The bright living/dining room offers dual aspect to front and rear with a feature fireplace and ample space for entertaining.

There is a fully fitted kitchen on the ground level with ample worktop space, good sized storage cupboards and space for appliances. There is also access to the rear porch which in turn leads out to the rear garden.

On the upper level, there are two good sized bedrooms, both with integrated wardrobes, and a family bathroom with WC, wash hand basin, and bath with shower over.

## Property features

- Front and rear garden
- Driveway
- Timber garage
- Gas central heating
- Double glazing
- Requires some modernisation
- Sought after location for a host of buyers

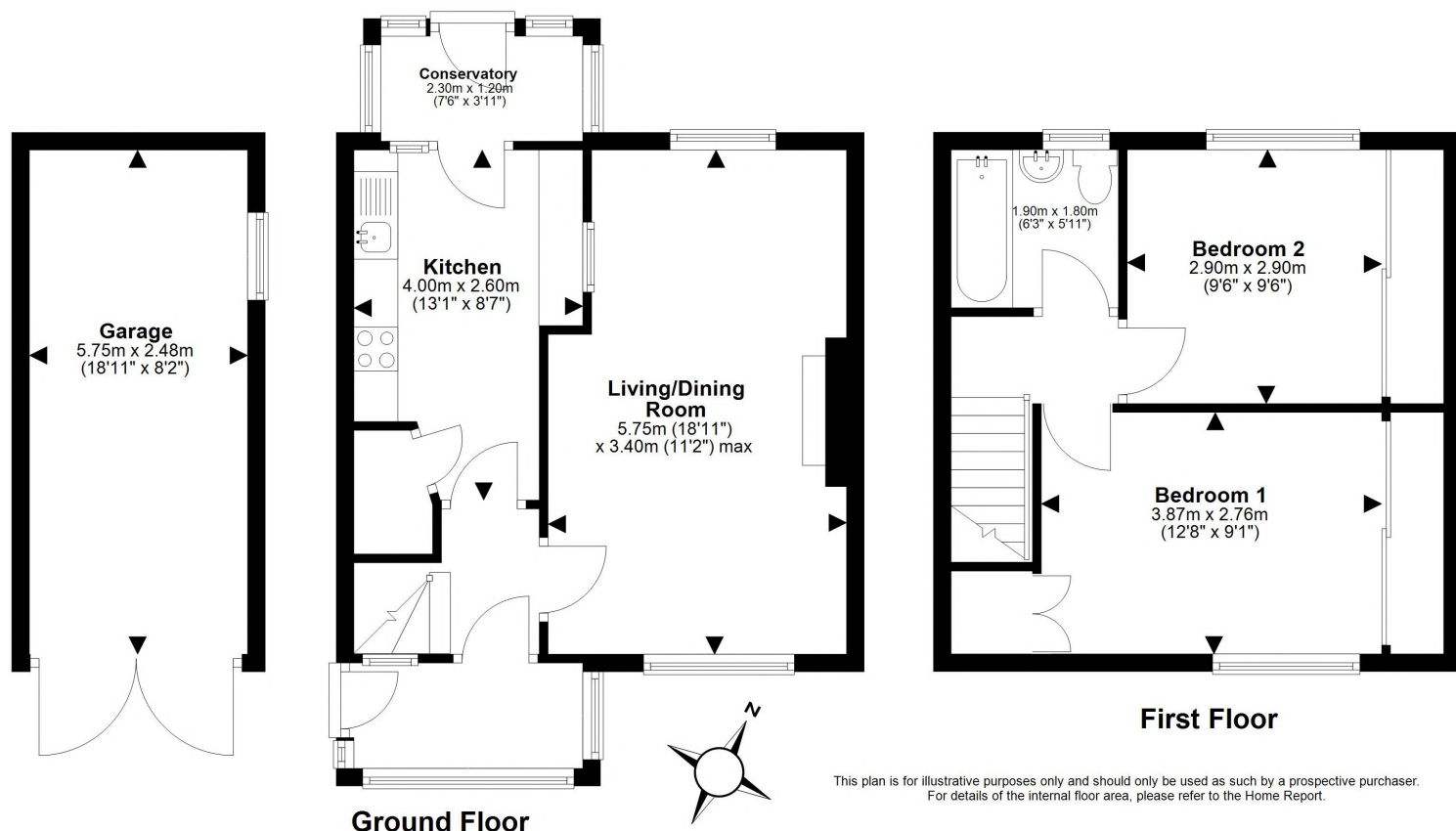




## Location

Balerno is a popular semi-rural residential area, situated around 8 miles south west of Edinburgh's city centre. There is a host of walking and cycle paths. There is also a regular bus service with access to the city centre and neighbouring areas plus a train station at Curriehill or Edinburgh Park which offers quick and convenient access to Edinburgh, Glasgow and Stirling.

Balerno has excellent local shopping and a selection of bars, cafes and restaurants, while medical services are found in nearby Currie. Nearby Longstone, Slateford and the Gyle offer a wide range of supermarkets and high street retailers, all with ample parking. Glasgow lies around 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 carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Maintenance was carried out in 2024 which included renewal of the rhones and re-harling/roughcasting of the gable end.

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### 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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