



20 Cherry Tree Gardens
Balerno, EH14 5SP

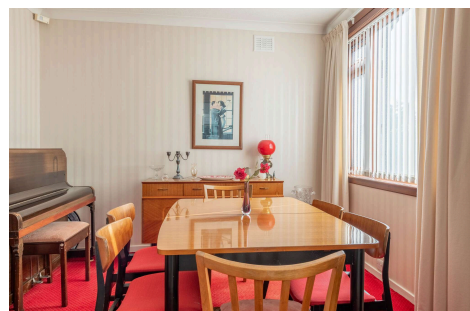
Hallway
Living Room
Kitchen
Dining Room
Conservatory
2 Double Bedrooms
2 Single Bedrooms
Family Bathroom + WC Room
Private Front & Rear Gardens
Double Garage and Driveway
EPC: F
Council Tax Band: G

Occupying large, beautifully tended garden grounds is this deceptively spacious four-bedroom detached bungalow. Located in the sought after village of Balerno to the west of Edinburgh, the house offers spacious and flexible family living which welcomes some modernisation, allowing for the exciting opportunity to set the style and standards of the home to your own liking. The property has been a much loved family home for almost 50 years and now offers new owners the potential to create the home of their dreams.

The property comprises; welcoming hallway with deep airing cupboard and attic access, generously proportioned living room with electric fireplace and ample floor-space for multiple sofas and free-standing furniture, fitted kitchen with base and wall-mounted units and appliances including fridge, freezer, washing machine, electric oven and cooker, and dishwasher, bright dining room, naturally light and warm conservatory with lovely outlook into rear garden, two double bedrooms with fitted wardrobes, two further single bedrooms which could also be used as office spaces. Finishing the interiors is a WC room and a family bathroom consisting of a three-piece suite including a shower over bath. The property benefits from double glazing and electric heating ensuring a comfortable living environment.

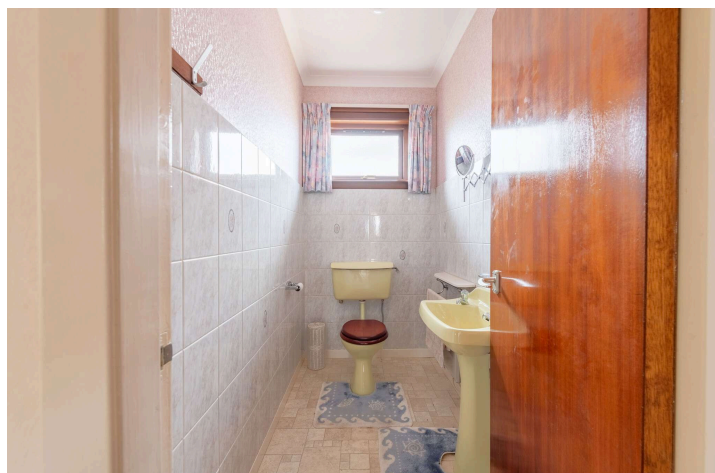
Externally the property enjoys attractive private gardens to the front and rear, which are mainly laid to lawn with established trees and shrubs. The rear garden is south-facing, and provides an excellent space to entertain or enjoy the sun, and also hosts a deep garden shed to the rear. A driveway leads to the double detached garage, providing parking for multiple cars. Further on-street parking is also available.

Balerno is located eight miles south west of Edinburgh city centre and is a popular conservation village. With a wide range of property types, from large villas to flats, this suburb has something to suit everyone. The area boasts good local shopping opportunities, and supermarket shopping just a short distance away. As well as excellent local nurseries and schools, Heriot Watt University's Riccarton Campus is also situated nearby. The area offers excellent transport links for commuters, with good bus and train services to the city centre and easy access to the bypass and motorways further afield. Local leisure opportunities are abundant here too, with walking, biking and horse riding to be found locally.

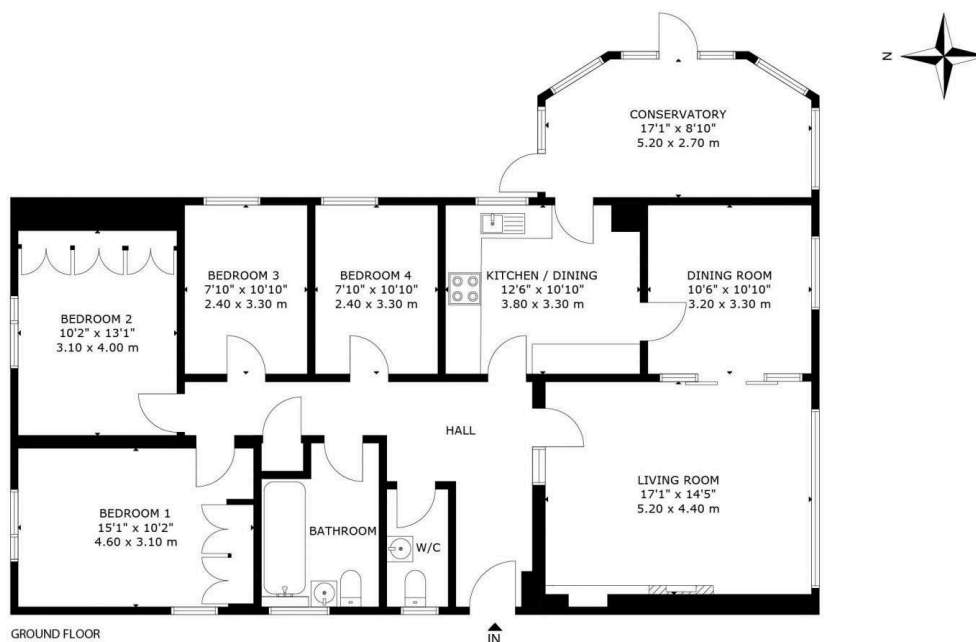












20 CHERRY TREE GARDENS, EDINBURGH, EH14 5SP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,442 SQ FT / 134 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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