



52/6 Bavelaw Road

BALERNO | EDINBURGH | EH14 7AE



MURRAY
BEITH
MURRAY



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52/6 Bavelaw Road is a well-presented first floor flat forming part of an exclusive modern development. The property has been well maintained with oak flooring and fitted kitchen and benefits from ample storage cupboards.

Welcoming hall with three storage cupboards; bright dual aspect living room with balcony; fitted kitchen with a range of wall mounted and floor standing units; master bedroom with storage cupboard and ensuite shower room; double bedroom 2 with built-in-wardrobes; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath.

Residents parking and secure bike store.

Well-maintained communal garden grounds.

Double Glazing, gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

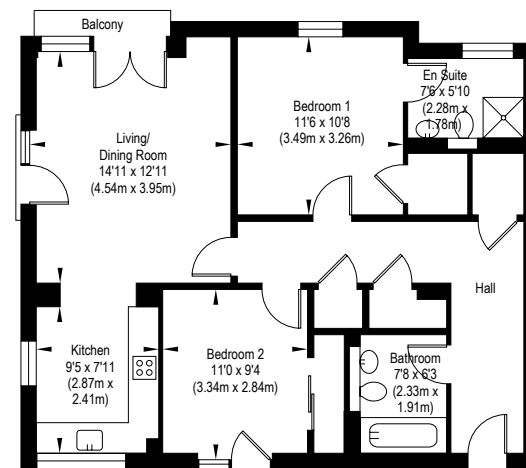
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 76.66 Sq M / 825 Sq Ft.

Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Location

The conservation village of Balerno lies approximately seven miles to the southwest of Edinburgh's city centre, and is a desirable residential suburb conveniently located for the Edinburgh City Bypass, major motorway networks, Queensferry Crossing and Edinburgh Airport. Balerno enjoys enviable public transport with a regular bus services run to and from the city centre and surrounding areas as well as Curriehill train station. The village has a pleasant rural feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of the highly regarded Dean Park Primary School and Balerno High School. Napier and Heriot Watt university campuses are also within easy reach. The area is well served for a variety of recreational and leisure facilities including Harlaw and Threipmuir Reservoirs, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton, Kingsknowe and Dalmahoy, together with several local sports, tennis and bowling clubs.