



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Harlaw March

Balerno, Edinburgh, EH14 7BJ

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Peacefully set at the end of a cul-de-sac beside open countryside, this three-bedroom semi-detached house offers an idyllic semi-rural lifestyle on the outskirts of Edinburgh in highly sought-after Balerno. The home is finished to exceptional standards too, incorporating attractive neutral interiors and high-end finishings, which include a state-of-the-art kitchen with luxury worktops, and a modern WC and bathroom. Complementing the interiors, it also features private parking and a family-friendly rear garden with neat lawned areas, a timber deck, and a summerhouse. Backed by far-reaching countryside, this home is perfect for families and professionals seeking a picturesque environment.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (five-burner gas hob, statement extractor, oven, microwave, fridge/freezer, double-door wine fridge, dishwasher, and washing machine) to be included in the sale.

Property Summary

- Semi-detached house in move-in condition
- Picturesque setting in exclusive Balerno
- Elegant modern interiors throughout
- Bright entrance hall with storage and a WC
- Spacious living room with full-height window
- Ultra-modern kitchen/dining room
- Naturally-lit landing with an airing cupboard
- Two double bedrooms with built-in storage
- Versatile third bedroom with built-in storage
- Modern bathroom with a three-piece suite
- Large communal front garden
- Fully-enclosed rear garden with country views
- Private garage for secure off-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £325,000







Spacious living room with
full-height window and
an ultra-modern kitchen/
dining room







Two double bedrooms with
built-in storage, a versatile
third bedroom with built-in
storage and a
modern bathroom





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dream property!



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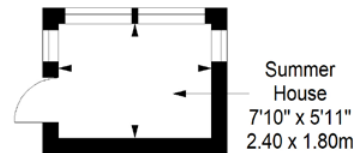
 **CHARTERED FIRM**

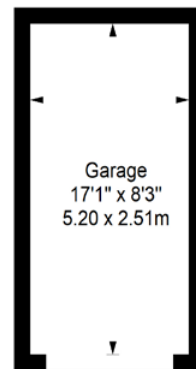
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

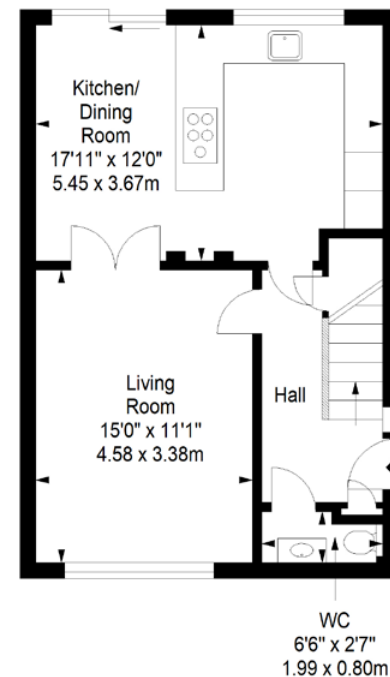
Summer House
Approx. 4.3 sq. metres (46.3 sq. feet)



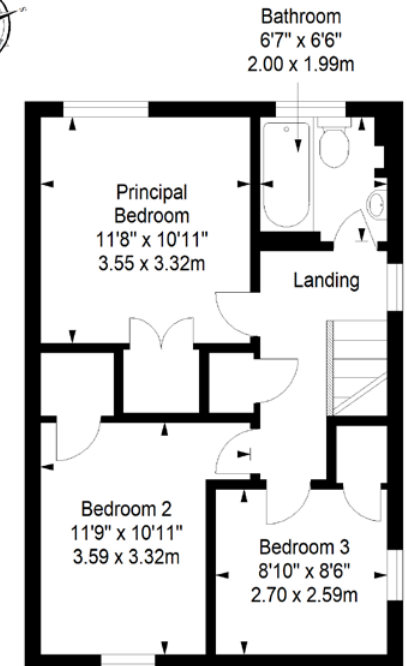
Garage
Approx. 13.0 sq. metres (139.9 sq. feet)



Ground Floor
Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor
Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 91.6 sq. metres (986.0 sq. feet)