



3 Lovedale Grove
BALERNO | EH14 7DR


warners
solicitors & estate agents





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Beautifully presented, and imaginatively extended, detached villa which has been thoughtfully modernised by the current owners to provide a spacious and attractive family home. Offering flexible and spacious accommodation, the property lies a short walk from the centre of the Village and all its amenities. The entrance hallway welcomes you and boasts good storage options and gives access to three spacious rooms, two of which are being utilised as bedrooms, one front facing and one rear facing, and the other as a cosy sitting room with decorative fireplace and fire and Edinburgh press style shelving. The front facing downstairs bedroom also has a fitted 'Hammonds' wardrobe. The lower level also benefits from a family shower room with mains shower cubicle and vanity sink and good storage options. The utility room, accessed off an inner hallway from entrance hallway, is fitted with floor and wall units, space for appliances and gives access to the side garden. Stepping down from here, the room opens to the fabulous circular extension which naturally falls to kitchen, dining and seating areas and boasts a modern fitted kitchen with island style seven ring gas hob and extractor hood and electric oven and wood burning stove. The room opens onto the rear garden deck by large sliding doors in the seating area and a further door off the kitchen/dining area. Upstairs, the spacious principal suite is quietly situated to the rear and offers bespoke eves storage as well as 'Hammonds' fitted wardrobes, and an en-suite bathroom with corner bath, separate shower cubicle with mains shower, and wc. To the front of the property is a large mono-block and stone chip driveway which provides off street parking for several cars

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Beautifully presented and cleverly extended detached cottage
- Flexible accommodation to four bedrooms
- Entrance hall with storage
- Living room/bedroom with decorative fireplace and fire
- Front facing spacious double bedroom with a fitted Hammonds wardrobe
- Rear facing small double bedroom
- Utility room with access to side garden
- Fabulous circular extension
- Kitchen/dining/living room with wood burning stove and dual access to garden
- Principal bedroom with bespoke storage options and a fitted Hammonds wardrobe
- En-suite bathroom with corner bath and separate shower cubicle with mains shower
- Downstairs family bathroom with a large main shower and vanity sink
- Enclosed rear gardens laid to lawn with mature trees and shrubs
- Large mono-block and stone chip driveway
- Double garage/ workshop
- Gas central heating
- Double glazing

EPC Rating D
 Extras include the cooker, microwave, washing machine, all carpets, floor coverings, blinds, silver curtains from the downstairs smaller bedroom and cream curtains from the kitchen.



Balerno is located beside the Pentlands National Park with Harlaw and Threipmuir reservoirs within walking distance of the property. It also boasts both excellent primary and secondary schools, and Heriot Watt University's Riccarton Campus is also located nearby. It is very near up the airport and city bypass. It is approximately seven miles west of Edinburgh and runs a direct bus into the city centre with a park and ride situated in nearby Riccarton. The village offers an excellent selection of convenience shopping and further supermarket facilities are available at The Gyle Centre which is only a short distance away.





