



25 Marchbank Gardens
BALERNO | EH14 7ET


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Beautifully presented, spacious and well-appointed three-bedroom semi detached villa occupying a prime position within the sought-after village of Balerno. This fantastic family home boasts a clever extension, large south east facing rear garden laid to lawn with mature shrubs and patio area, and garage. This delightful property offers generously proportioned accommodation over two floors comprising: –

- Entrance hallway with storage/box room and WC
- Spacious living room with decorative fireplace
- Bright dining area with French doors to rear garden
- Stylish modern kitchen and utility room
- Three double bedrooms, principal with fitted wardrobes
- Attractive bathroom with vanity sink unit and electric shower over bath
- Gas central heating & double glazing
- Good storage options including partially floored attic
- Large, sunny south-east facing garden with patio area
- Driveway to garage
- Unrestricted on-street parking

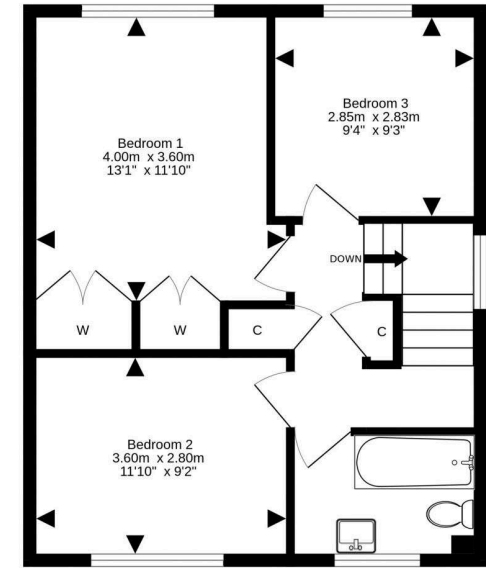
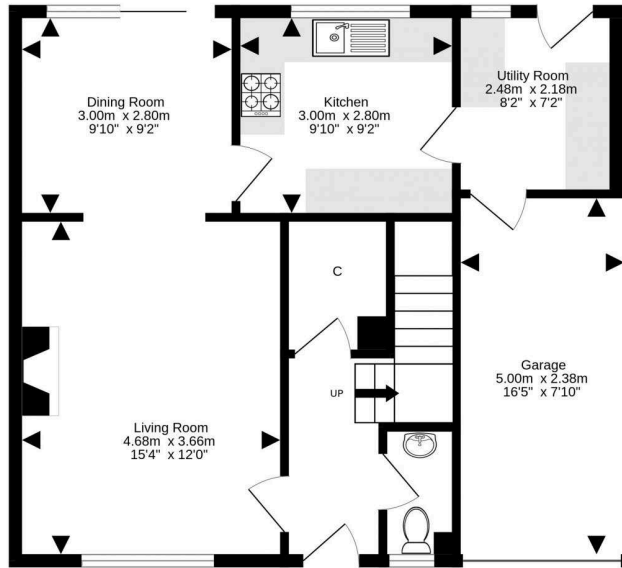
Included in the sale will be all blinds, light fittings and the dishwasher. EPC Rating C.

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



The popular conservation village of Balerno is set approximately seven miles west of Edinburgh. 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. Schooling is well represented from nursery through to senior level at the highly regarded Balerno High School. Heriot Watt University's Riccarton Campus is also located nearby. For the commuter, regular bus and rail services run to the City Centre and surrounding areas. In addition, Edinburgh City Bypass gives access to the M8/M9, M90 and Forth Bridges. Edinburgh International Airport is also a short drive away.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

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