



3 Glenbrook
BALERNO | EDINBURGH | EH14 7JE


warners
solicitors & estate agents



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A seldom available opportunity has arisen to acquire this charming three-bedroom lower flatted villa benefitting from a large, south-facing front garden and situated in the popular village of Balerno just west of Edinburgh.

This fantastic property provides well-planned and spacious accommodation and will offer immense appeal to those looking for a family home. The living room is of an excellent size and provides a great space for entertaining friends and family. All three bedrooms are of a good size, and each room has the potential to be alternatively employed as an ideal home office, study or gym, giving the property a good degree of flexibility. A kitchen and contemporary bathroom complete the accommodation internally.

Offering ample storage throughout and benefitting from a large garage and sweeping driveway, early viewing is essential to appreciate everything that this fantastic home has to offer.

Three-bedroom lower flat

Sought-after location

Large south-facing garden

Entrance hallway with storage cupboards

Kitchen

Contemporary bathroom

Garage

Driveway

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



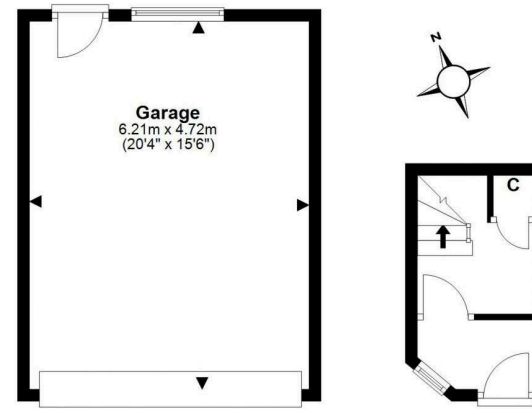
Extras: All carpets, curtains, blinds throughout. Kitchen: fridge freezer, microwave, dishwasher, washing machine; Living Room (upstairs): 3 seater sofa, recliner armchair pouffe stool, wall units; Bedroom 1: 2 x sofas, floor standing unit below window; Bedroom 2: double bed; Bedroom 3: double bed, wardrobes; Garage: benches and shelving. EPC Rating Band E.

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 Road Bridge. Edinburgh International Airport is also a short drive away.

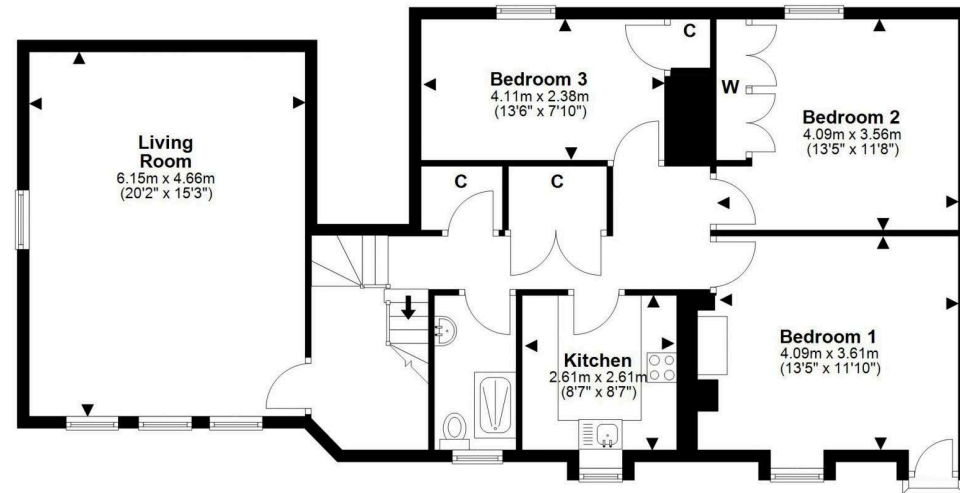




Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.