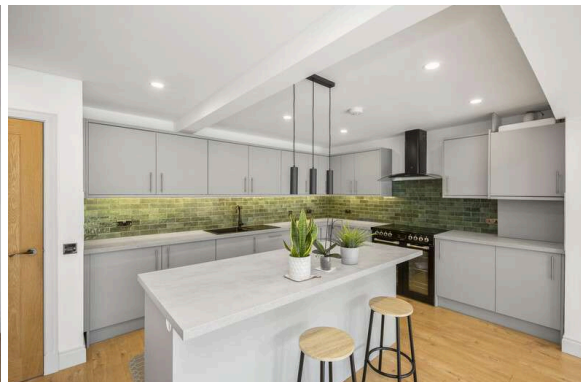




6 Cherry Tree Avenue
BALERNO | EH14 5AN


warners
solicitors & estate agents



6 Cherry Tree Avenue

BALERNO | EH14 5AN

An exciting opportunity has arisen to acquire this beautifully presented five-bedroom detached modern family home in the popular village of Balerno around 8 miles from Edinburgh city centre.

The property is offered in move in condition and would make an ideal family home in an extremely sought after area with excellent amenities. Downstairs comprises a beautiful open plan kitchen living layout with patio doors into the rear garden. The stylish fitted kitchen currently has an island, induction hob, oven and fan, dishwasher, wine cooler, boiler cupboard and fridge/freezer. There is also a utility room with washing machine and internal access to the single garage. There are also two bedrooms downstairs, one with patio doors to the rear garden and a shower room with double waterfall shower and heated towel rail, there is also another downstairs wc. Upstairs there are three bedrooms, the master with a dressing room, built in storage and ensuite bathroom with double waterfall shower, separate bath and heated towel rail and completing the accommodation is the family bathroom with bath and heated towel rail. The property also benefits from a double driveway, single garage, garden with patio and lawn, attic and Hive heating system.

- Five bedroom detached home with open-plan living
- Patio doors to private rear garden
- 3 Bathrooms
- Downstairs WC
- Principal bedroom with en-suite shower room and dressing room
- Attic
- Family Bathroom
- Private gardens to the front and rear
- Private double driveway & single garage
- Gas central heating with Hive & double glazing & alarm system (currently deactivated but can easily be reactivated)

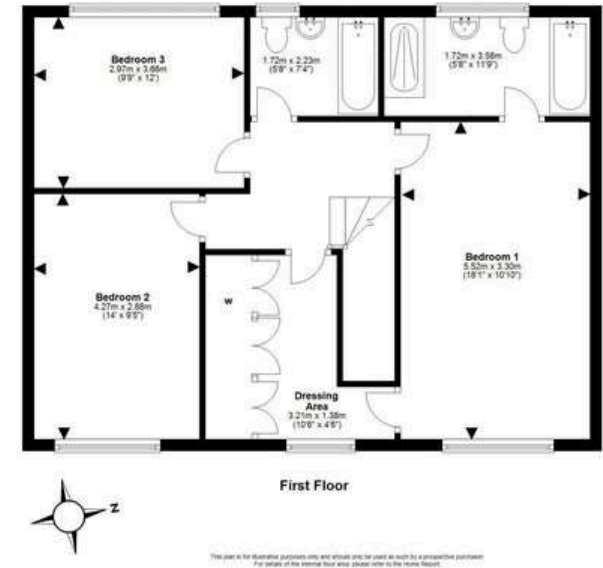
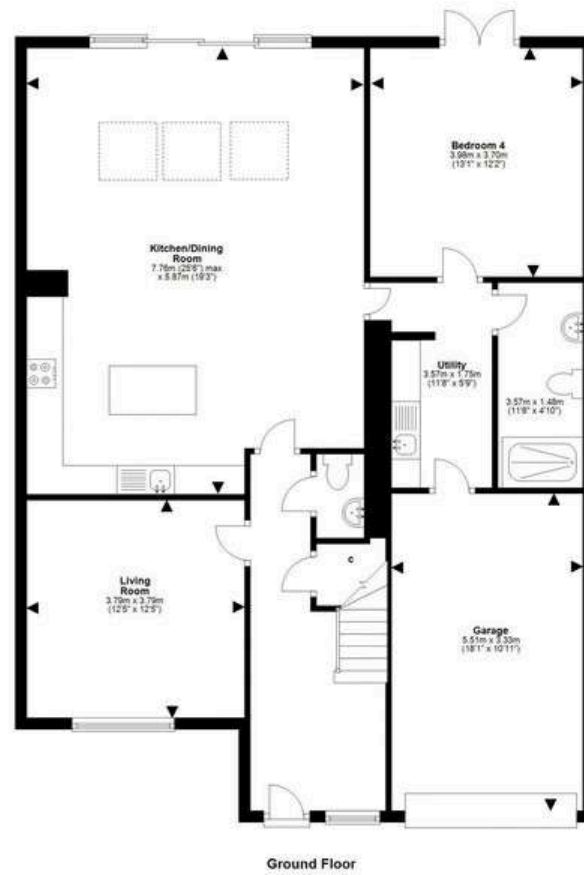
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale are the kitchen appliances - the fridge/freezer, oven & hob, wine cooler, dishwasher and washing machine. Also included are the blinds on the patio doors and sun roof, wardrobes in the dressing room and shelves in the garage. EPC rating is C.

The popular conservation village of Balerno is set approximately eight 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.





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