



1/4 Byrne Crescent  
BALERNO | EH145FF

  
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solicitors & estate agents





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Lovely ground floor apartment offering well proportioned, light filled interior throughout, forming part of a highly sought after Cala development well placed for a good range of local amenities. An exceptionally spacious living/dining/kitchen is fashionably open plan and has French doors leading out onto a private patio area with space for seating. The property comprises; entrance hallway with excellent storage and a utility cupboard. Fabulous living/dining/kitchen fitted with modern high gloss units and integrated appliances and breakfast bar. Beautifully presented principal double bedroom with fitted wardrobe and stylish en-suite shower room with mains shower cubicle. Further double bedroom with fitted wardrobe currently being utilised as a home office, and contemporary bathroom with vanity drawer sink and mains shower over bath. There is Amtico flooring throughout the property. Further benefits on offer are gas central heating, double glazing, Clean Air ventilation system, and security entry phone system. Externally landscaped communal grounds and allocated space in residents' car park.

- Beautifully presented ground floor apartment with private patio area from French doors in lounge
- Open plan living/dining/kitchen with integrated appliances
- Utility cupboard
- Two spacious bedrooms with fitted storage and principal en-suite shower room
- Contemporary bathroom with shower over bath
- Amtico Flooring
- Gas central heating and double glazing
- Security entry phone
- Alarm system
- Allocated parking space

EPC Rating B

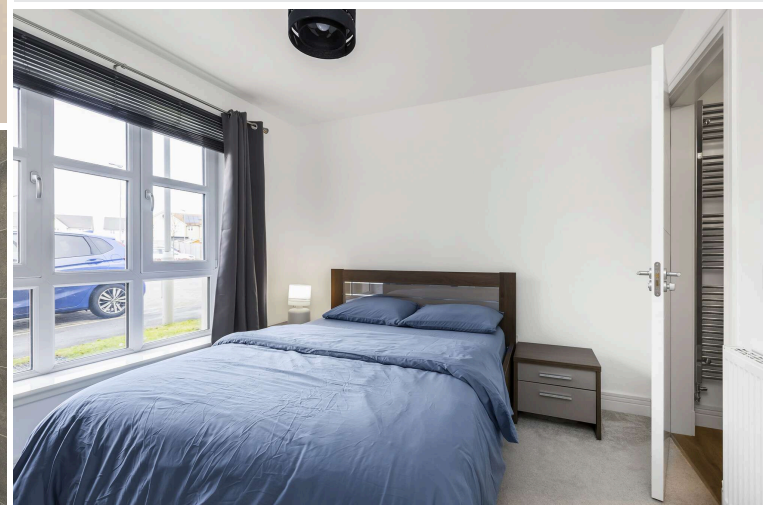
Extras include blinds, basic light fittings, hob, fridge, freezer, dishwasher and nest thermostat.

Factor fees: Ross & Liddell Edinburgh approximately £1,000pa.

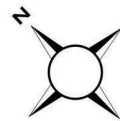
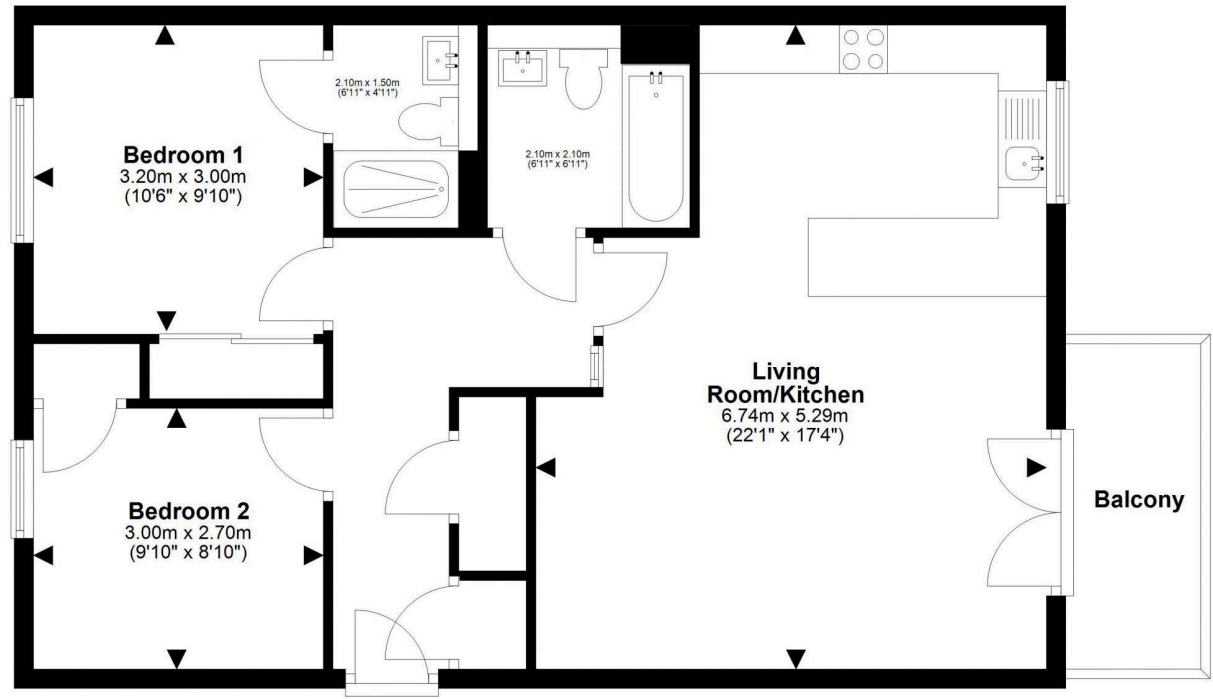
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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







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