

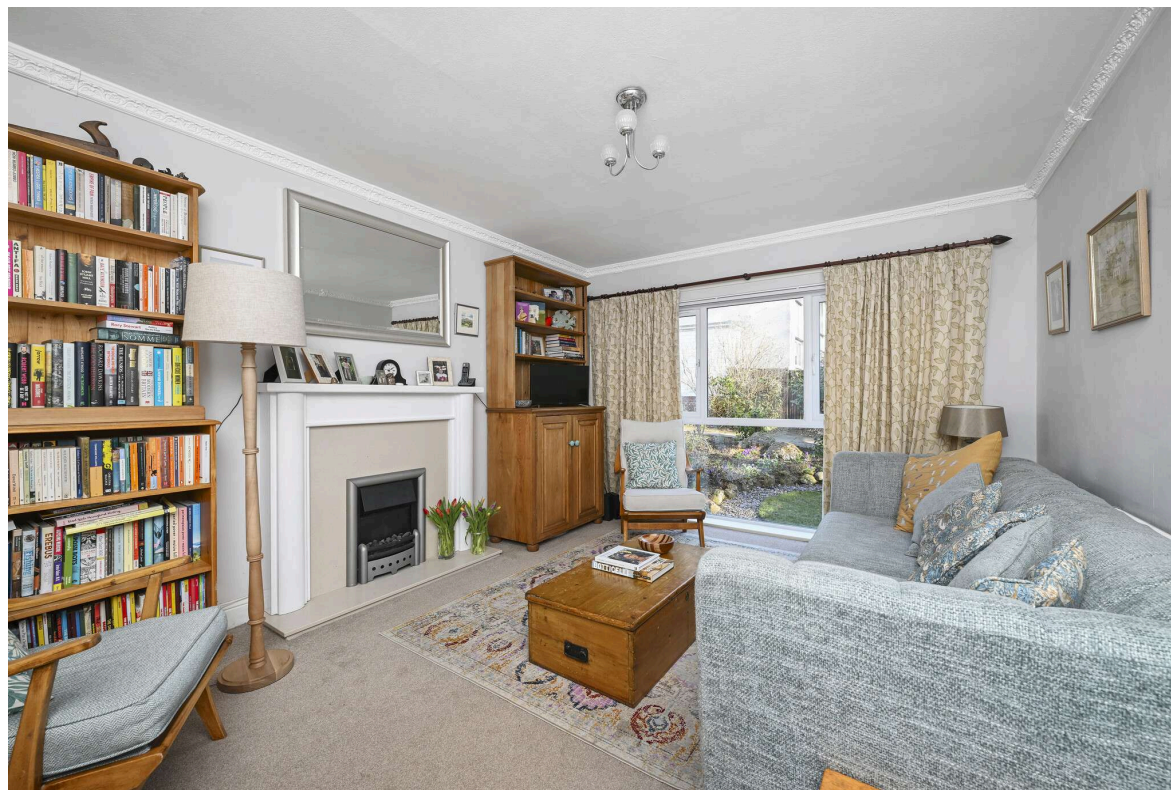


Yale

HARLAW
ONE
COURT

19/1 Harlaw Road
BALERNO | EH14 7AZ

warners
solicitors & estate agents



19/1 Harlaw Road Balerno | EH14 7AZ

A rare opportunity has arisen to acquire this beautifully extended semi-detached villa, offering generous living space and contemporary interiors, all nestled within a peaceful courtyard setting in the highly sought-after Balerno district. This exceptional home boasts private gardens, picturesque woodland views, a private parking space, and a lock-up garage, making it an ideal choice for modern family living. Upon entering, you are welcomed into a bright and inviting hallway with useful built-in storage. The spacious lounge enjoys pleasant views of the front garden, with a charming feature fireplace serving as a cosy focal point. To the rear, an impressive open-plan kitchen, dining, and family area creates the heart of the home. The stylish fitted kitchen is designed for both functionality and aesthetics, featuring sleek cabinetry, ample workspace, and a convenient door leading to a separate utility room. The generous dining area seamlessly flows into the elegant family room, which enjoys tranquil garden views and direct access to the private rear garden-an idyllic space for relaxation and entertaining. The upper level hosts three well-proportioned bedrooms, including a spacious principal bedroom. The third bedroom benefits from access to a partially floored attic, which offers excellent storage potential. Completing the accommodation is a contemporary family bathroom, fitted with a stylish white three-piece suite, a shower over the bath, and sleek modern finishes. Occupying a generous corner plot, the property is surrounded by beautifully maintained gardens. The fully enclosed rear garden offers a high degree of privacy with stunning woodland views, making it the perfect outdoor retreat. A single lock-up garage within the courtyard provides secure parking and additional storage. Additional features include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. With its seamless blend of modern styling, spacious interiors, and peaceful surroundings.

- Extended three bedroom semi-detached villa in the heart of Balerno
- Welcoming hallway with good storage
- Livingroom with feature fireplace
- Open plan kitchen, dining, family room with utility room
- Three good sized bedrooms (one with integrated storage and one with attic storage)
- Partially floored loft storage space off the 3rd bedroom with Velux window
- Modern bathroom with stylish three piece suite, shower over bath
- Beautifully maintained gardens to the front, side, and rear.
- Single lock-up garage

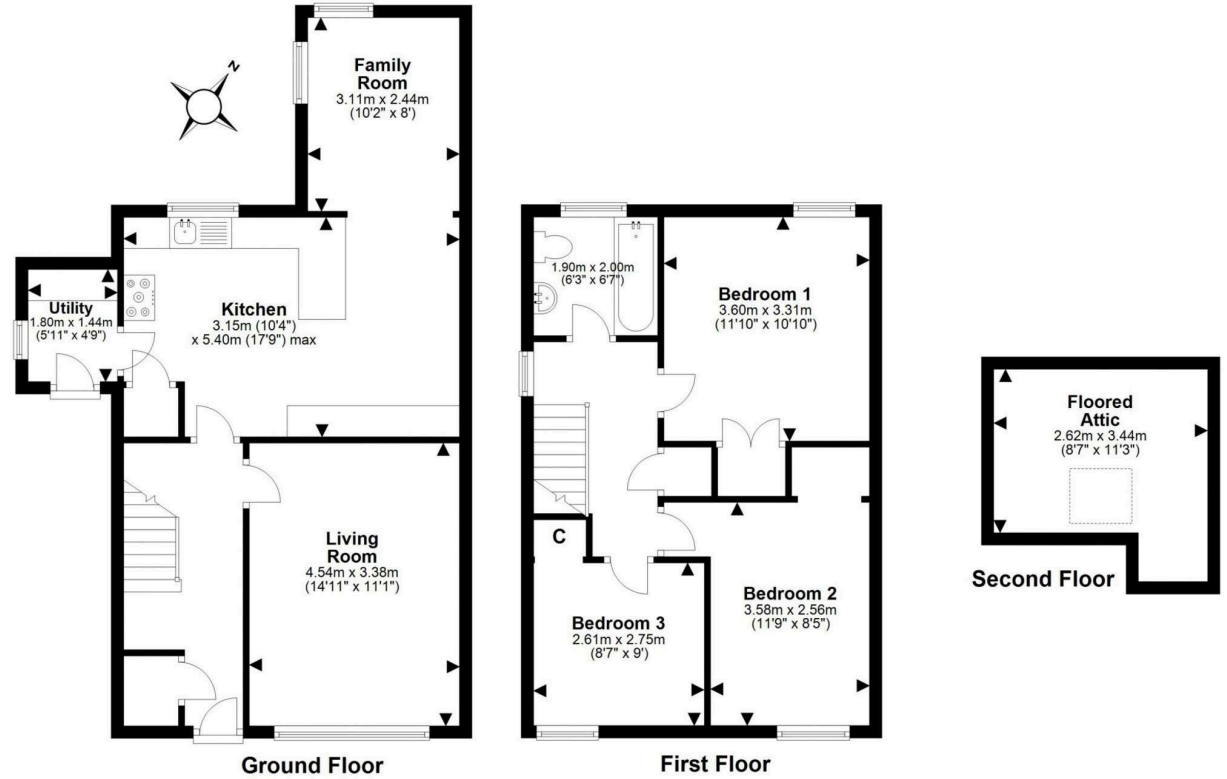
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including dish washer, fridge freezer and tumble dryer will be included in the sale of the property along with all blinds, curtain polls. Side shed will be removed
EPC: C CT: E Factoring: Approx. £12.50 to Harlaw court residents association.

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 within a ten minute walk lies 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, bus stops sits less than ten minute walk. 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 by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.