



1/9 Byrne Crescent
BALERNO | EH14 5FF

warners
solicitors & estate agents



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Warners are proud to present this outstanding two-bedroom top-floor flat, set within a highly desirable modern development in the exclusive village of Balerno. Immaculately presented throughout, the property showcases stylish interiors and high-quality fixtures and fittings, including a contemporary kitchen and bathroom. Designed with modern living in mind, it features sociable open-plan spaces, a private southwest-facing balcony, and allocated parking.

Accessed via a well-maintained communal entrance and stairwell, the front door opens into a welcoming hallway with built-in storage. The hall sets the tone for the rest of the home, with tasteful d cor and low-maintenance flooring that flows seamlessly into the open-plan living, kitchen, and dining area. The kitchen is thoughtfully zoned and features sleek white cabinetry, complementary worktops, under-cabinet lighting, and integrated appliances.

From the living area, French doors open onto a private balcony that enjoys a sunny aspect and overlooks a peaceful green space, the perfect spot to relax or entertain.

Both double bedrooms are bright and well-proportioned, each benefiting from built-in storage. The principal bedroom also boasts a stylish en-suite shower room, while a separate modern family bathroom features a three-piece suite with a shower over the bath.

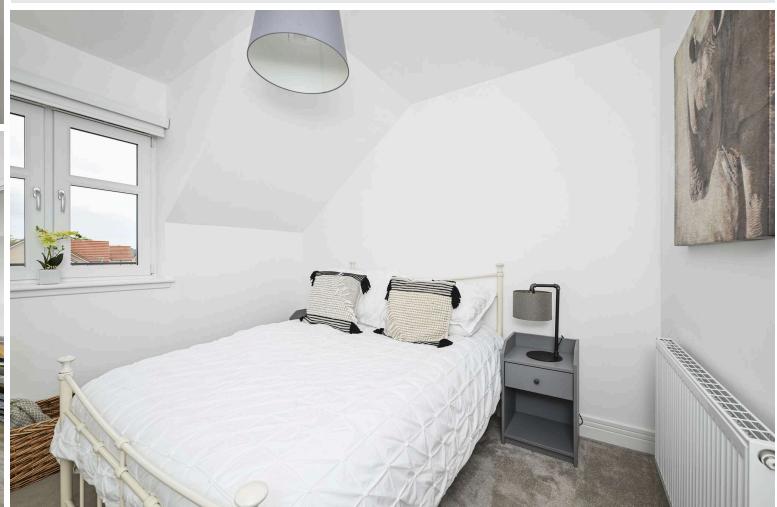
Externally, the development offers beautifully maintained communal gardens, a dedicated barbecue area, a large bike store, and private allocated parking.

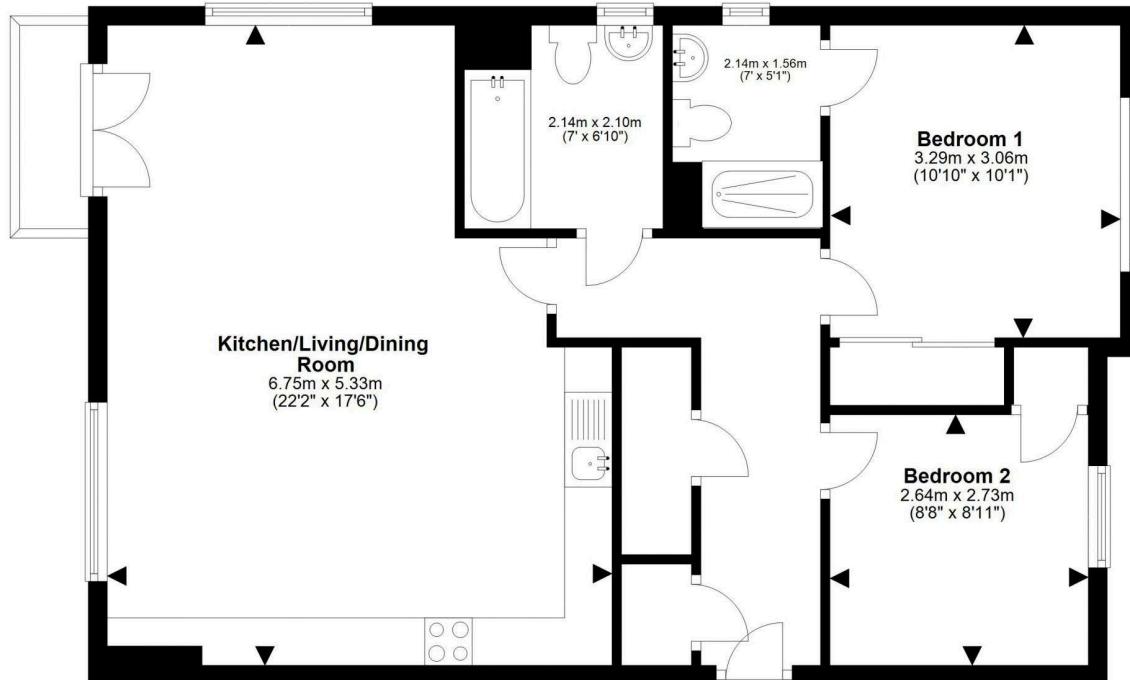
- Sought-after top-floor flat in Balerno
- Private southwest-facing balcony
- Stylish open-plan kitchen/living area
- Two double bedrooms with built-in storage
- Modern en-suite and family bathroom
- Allocated parking and bike store

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



EPC B and Council Tax F
The properties full contents are included in the sale.
FACTOR: £120 per month is payable to Ross & Liddell Property Management for the upkeep of communal areas and includes buildings insurance.
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.





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.