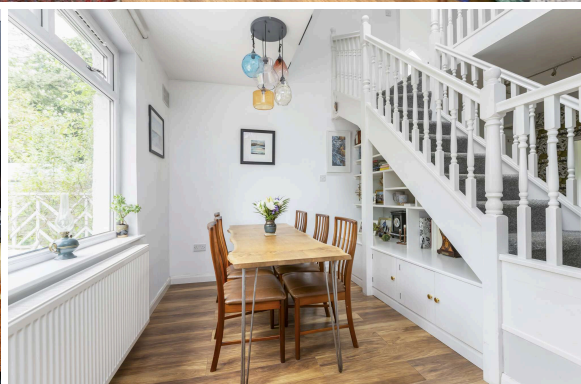




4 Deanpark Avenue
BALERNO | EH14 7EB


warners
solicitors & estate agents





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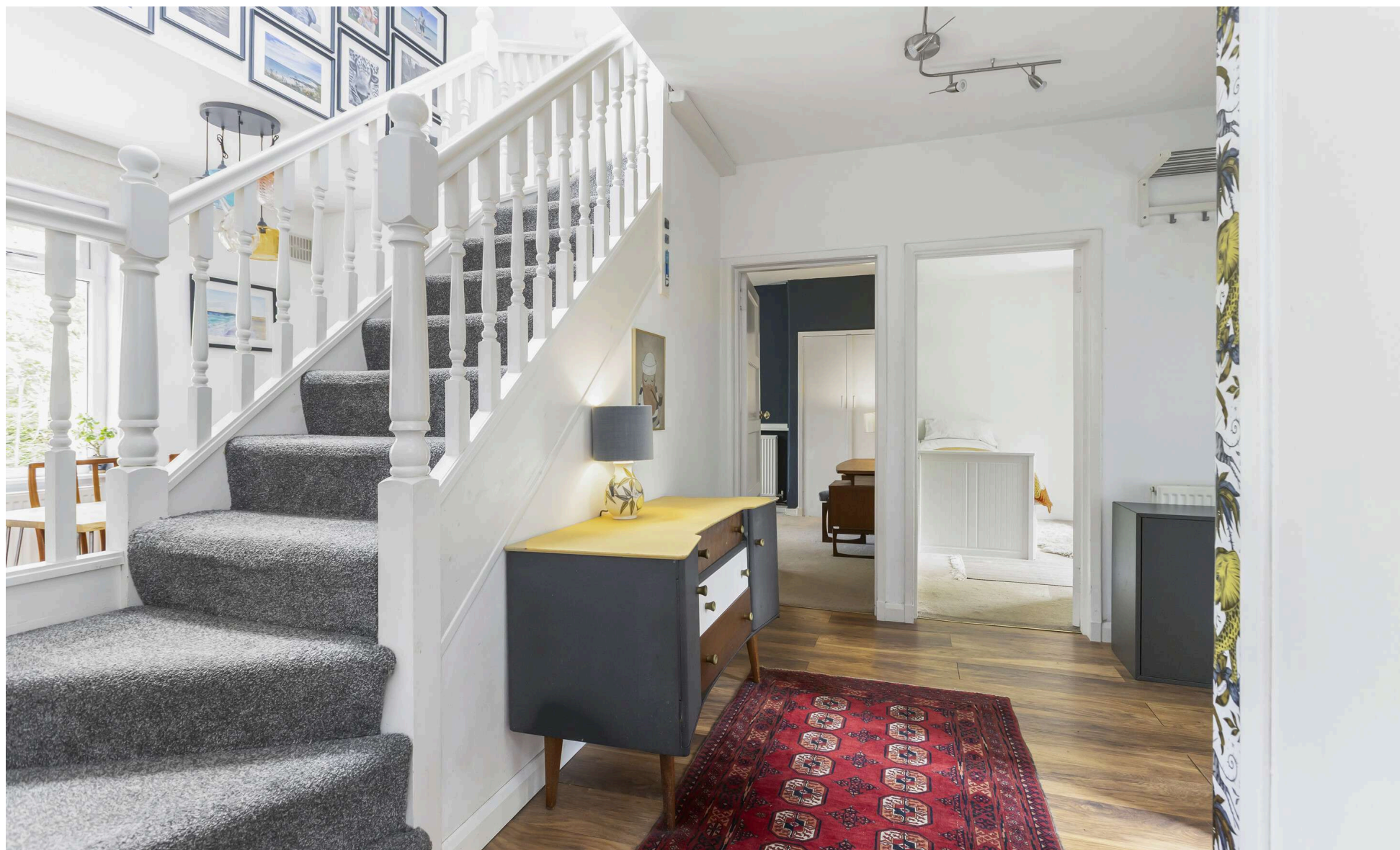
BALERNO | EH14 7EB

Stunning four-bedroom semi-detached home that has recently been fully renovated including a tasteful attic conversion, offering immaculately presented living space over two floors with an enclosed rear garden which provides excellent privacy and benefits from a garden room, double garage and driveway. This fabulous home is finished off to a high specification throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor.

The property has recently been tastefully upgraded and downstairs comprises the first (with built in storage) and fourth bedroom, a stylish bathroom with shower over the bath, an open plan yet thoughtfully zoned living and dining room with built in storage, patio doors into the rear garden and a wood burning stove giving a focal point to the room. The kitchen currently comprises a five-ring gas hob, boiler cupboard, washing machine and fridge/freezer. Upstairs the property benefits from two further well-proportioned bedrooms both with built in storage and completing the accommodation is a further shower room with shower, WC and heated towel rail.

The property also benefits from well-kept front and rear gardens made up of lawn, a patio, decking, driveway, double garage and sought after, fully insulated garden room, complete with internet and power, which could be used for multiple different uses. Early viewing is recommended.

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





- Stunning four-bedroom semi-detached home
- Versatile insulated Garden room, complete with power and internet
- Magnificent open plan living/dining room with wood burning stove and patio doors opening onto the rear garden
- Four well-proportioned bedrooms with storage
- Principal family bathroom with shower over the bath
- Upstairs shower room
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further Private front garden
- Driveway and double garage

Energy Rating D, Council Tax Band D.

All light fittings, curtains and blinds (excluding living room curtains and light fittings, and bedroom 1 curtains), integrated kitchen appliances and TV wall brackets will be included in the sale.



Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached.

