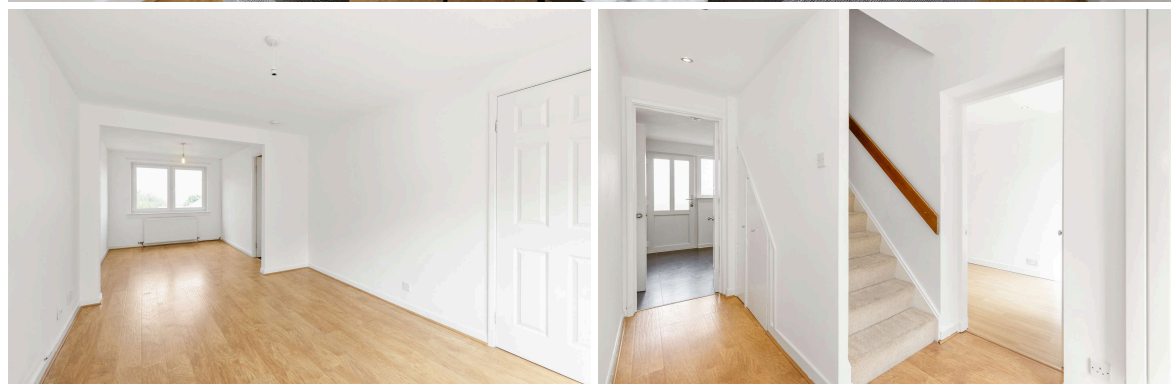
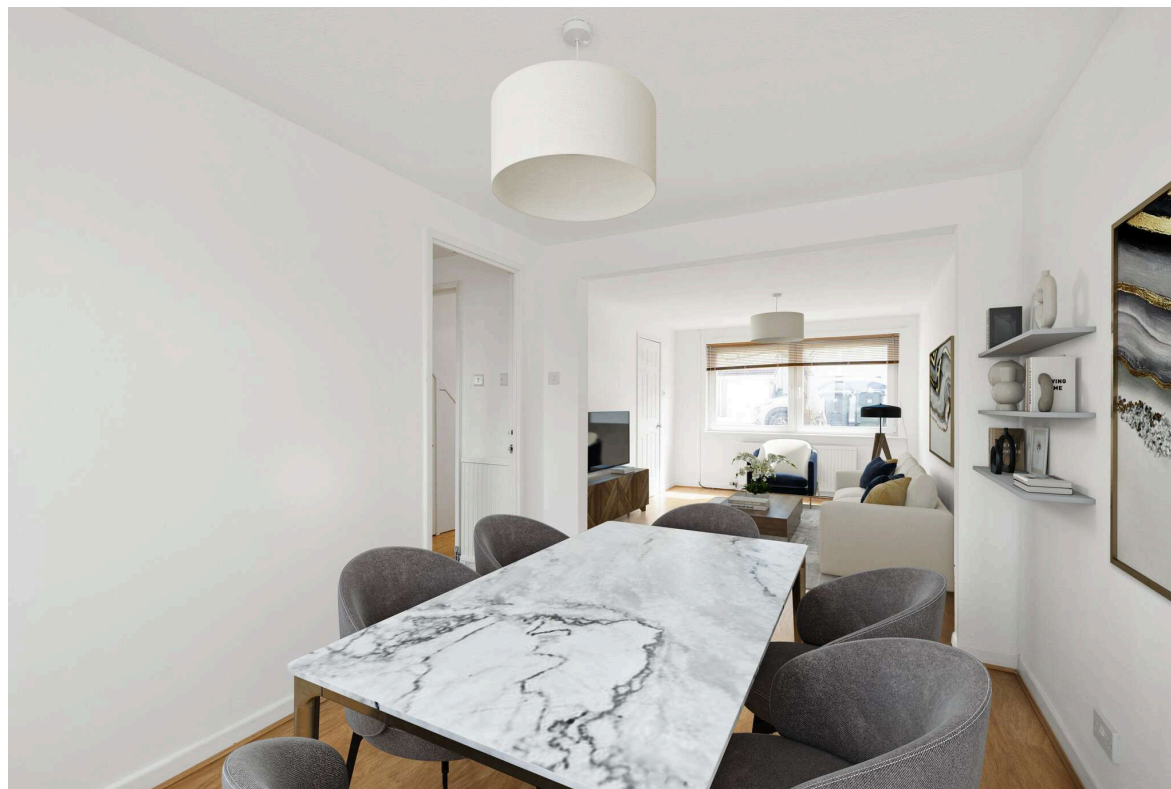




57 Curriehill Castle Drive
BALERNO | EH14 5TB


warners
solicitors & estate agents



57 Curriehill Castle Drive

BALERNO | EH14 5TB

Well-proportioned five-bedroom semi-detached family home situated in the highly popular village of Balerno on the south-western edge of Edinburgh.

This charming home offers well-planned and flexible accommodation over two levels and boasts garden grounds to the front and rear that will be great for enjoying the best of the summer weather. The living room is of a good size with the room letting in plenty of natural light, and this leads naturally through to the dining room. The kitchen is of an excellent size and from here access is provided to the private garden to the rear of the property.

The principal bedroom, located on the first floor, benefits from a stylish ensuite bathroom. The four further bedrooms are all of a good size, with each room having the potential to be employed as a home office, study, playroom or gym giving the property a high degree of flexibility. A family bathroom completes the internal accommodation.

Offering immense appeal to those looking for a family home within easy reach of Edinburgh, early viewing is essential.

- Five bedroom family home
- Sought-after location
- Living room
- Dining room
- Kitchen
- Principal bedroom with ensuite
- Four further bedrooms
- Bathroom
- Front and rear garden
- Driveway

Energy Rating C, Council Tax Band E.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

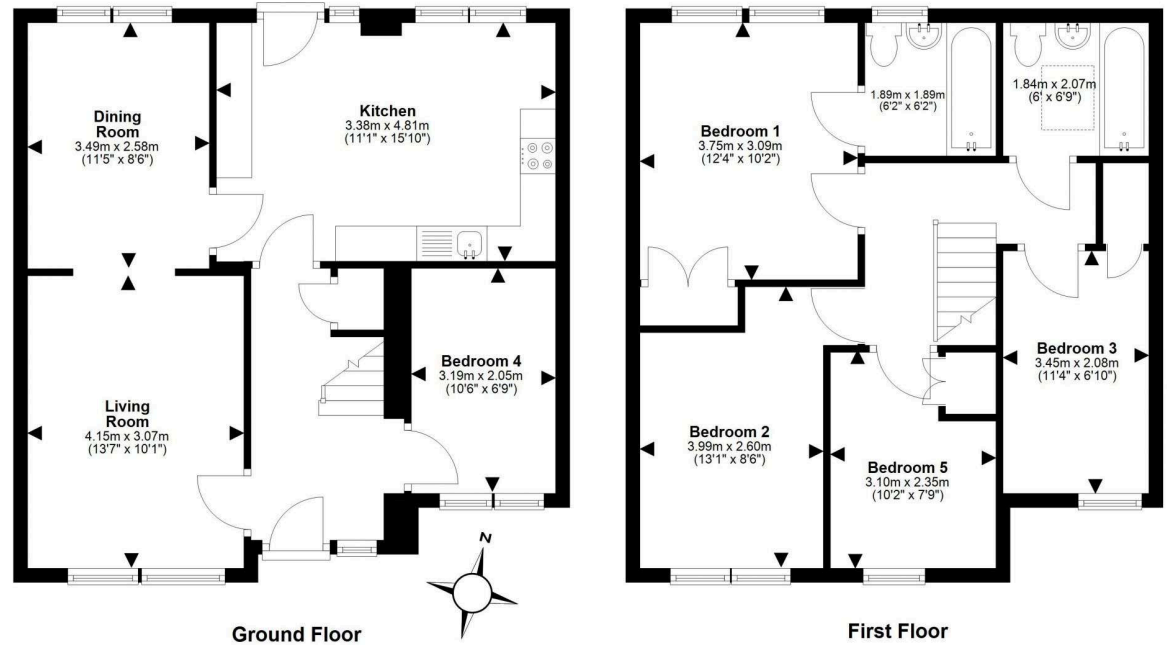
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fitted blinds and integrated appliances, will be included in the sale.

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.