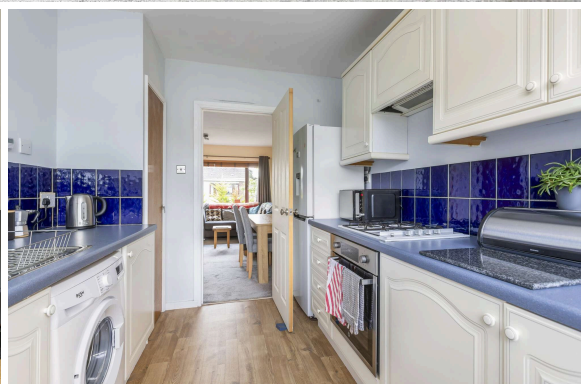




29 Threipmuir Place  
BALERNO | EH14 7HA

  
**warners**  
solicitors & estate agents





## 29 Threipmuir Place

BALERNO | EH14 7HA

This spacious main-door upper villa with its own private garden and lock-up garage is quietly tucked away in a peaceful cul-de-sac in the ever-popular village of Balerno. An ideal choice for first-time buyers or those looking to downsize, the property is presented in good decorative order and offers excellent potential to become a wonderful home in a sought-after location.

The accommodation includes: a private staircase leading to a welcoming entrance hallway with built-in storage, a bright and generously sized lounge/dining area, a fitted kitchen with views over the rear garden, a light-filled principal bedroom, a second well-proportioned bedroom, and a bathroom with a three-piece suite.

Additional features include gas central heating, double glazing, and ample storage throughout. Outside, the property boasts a beautifully maintained private rear garden laid to lawn, while the single lock-up garage is conveniently located within the development. Ample residents' parking is also available

- Spacious main-door upper villa in quiet Balerno cul-de-sac
- Private rear garden and single lock-up garage
- Bright, generously sized lounge/diner
- Two well-proportioned bedrooms
- Gas central heating & double glazing throughout
- Ideal for first-time buyers or downsizers in a sought-after location

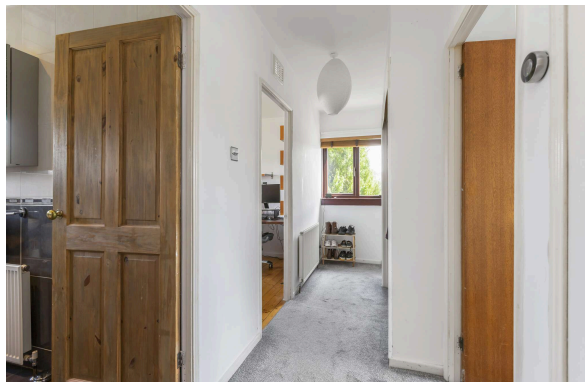
Energy Rating C, Council Tax C

All fixtures, fittings, curtains, blinds and kitchen appliances will be included in the sale, while other items can be available with separate negotiation.

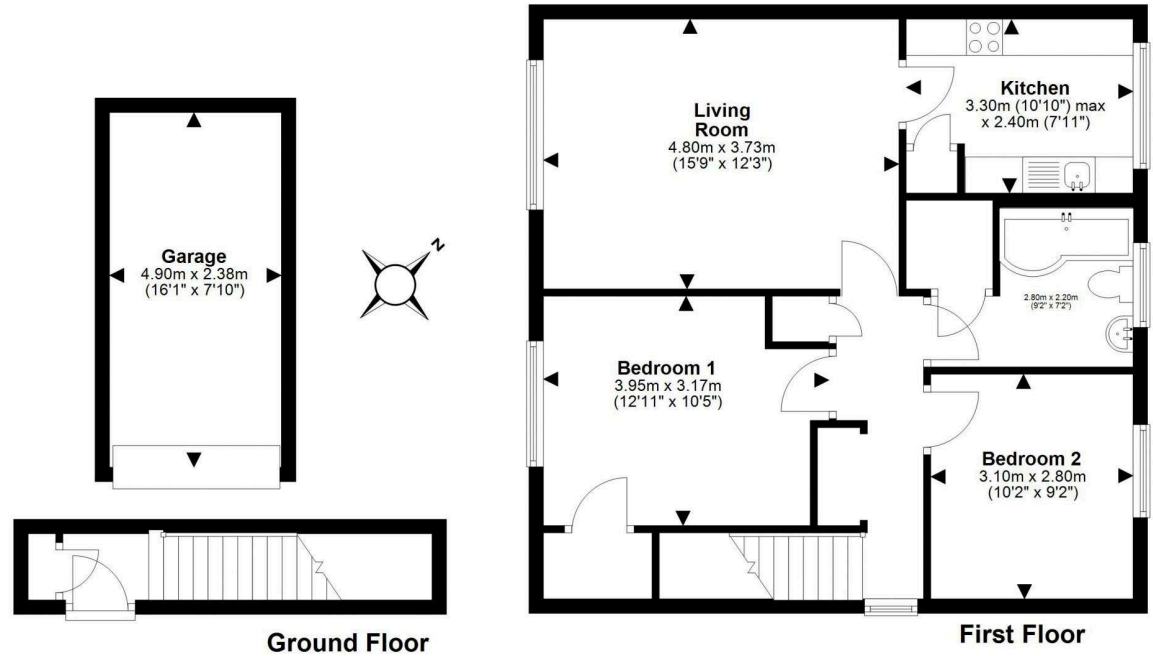
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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







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.