



19/7 Harlaw Road,
BALERNO | EDINBURGH | EH14 7AZ


warners
solicitors & estate agents



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Beautifully presented, three-bedroom semi-detached home situated in the highly sought-after village of Balerno on the outskirts of Edinburgh

This stunning home has been tastefully decorated to a high standard throughout and offers well-planned and flexible accommodation over two levels. The living room to the front of the property is flooded with an abundance of natural light. This leads naturally through to the dining area from which French doors open to the sunny conservatory, ideal for relaxing during the summer months. The stylish modern kitchen offers plenty of cupboard storage and completes the accommodation on this level.

Upstairs, the principal bedroom benefits from integral wardrobe storage. The two further double bedrooms are both of a good size, with either room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

Offering immense appeal to those looking for a family home, early viewing is essential to appreciate everything that this fantastic property has to offer.

- Three-bedroom semi-detached home
- Living room
- Dining room
- Kitchen
- Conservatory
- Principal bedroom with built-in wardrobe storage
- Two further double bedrooms
- Conservatory
- Front & rear garden
- Garage plus private parking

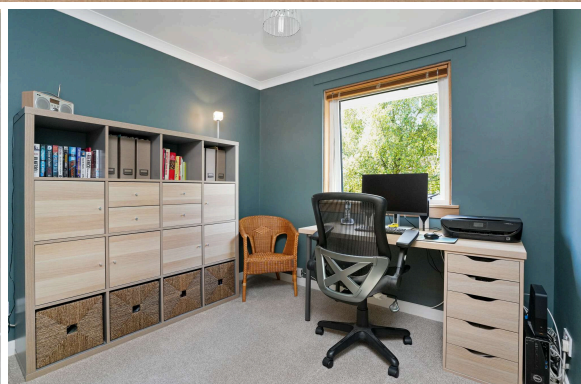
There are no factoring charges associated with this property.

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



All fixtures, fittings, fridge freezer, Neff double oven, microwave, hob, washing machine and heat pump tumble dryer included in sale. EPC Rating tbc.

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.