



6 Cherry Tree Loan  
BALERNO | EH14 5AW

  
warners  
solicitors & estate agents



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Exceptionally bright and spacious detached villa with south-facing, well stocked rear garden, garage and drive, quietly situated in a pleasant residential street within easy reach of local shops, schools and transport links.

Superb family sized accommodation is on offer within this home. Although modernisation is now required, the property has excellent potential and is ready for the new owner to put their own stamp on it. The well screened rear garden includes lawn and patio areas for outdoor relaxation. A driveway from the street leads to the attached single garage with power and light.

- Living room with fireplace
- Dining room
- Kitchen
- Entrance hallway
- Downstairs WC
- Upper landing
- Four bedrooms
- Built-in wardrobe space in three of the bedrooms
- Fully tiled shower-room with electric shower
- Warm air central heating
- Double glazing
- Excellent storage
- Garage with power and light
- Driveway
- Private gardens front and rear

Extras: The property will be sold as seen and all items viewed will be included in the sale price. Please note no warranty is given as to the working order of any fittings or appliances

EPC Rating D | Council Tax Band F

There is no Factor associated with this property

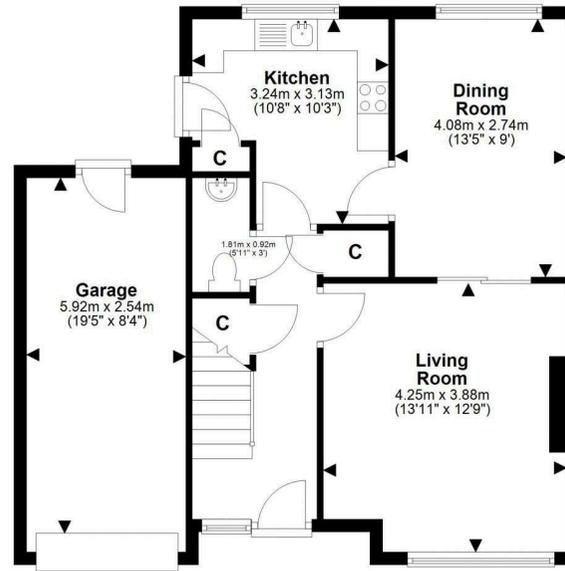
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 well represented from nursery through to senior level at the highly regarded Balerno High School. 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. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.

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.





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.