



9 Turner Park
BALERNO | EH14 7BT


warners
solicitors & estate agents



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9 Turner Park occupies a prime position within the highly desirable conservation village of Balerno, just seven miles south-west of Edinburgh city centre. This sought-after residential area offers an exceptional combination of village charm, excellent local amenities, and convenient access to the city and beyond, with the City Bypass, Edinburgh International Airport, and the wider motorway network all within easy reach.

This substantial four bedroom detached property offers the perfect opportunity for someone looking to create their ideal family home, with scope for full modernisation and renovation throughout. Set at the end of a quiet cul-de-sac, the house enjoys a private front garden and driveway leading to a single integral garage, complete with space to the side for an extra car, while the rear garden extends extensively with a generous south-facing aspect, providing a fantastic outdoor space for family life and entertaining. Internally, the property comprises a welcoming entrance vestibule and reception hall with storage, a convenient downstairs WC, and a bright living room with views over the rear garden. Sliding doors lead through to a formal dining room, also overlooking the garden, while the kitchen has access to the side of the house. The first floor hosts a master bedroom with fitted wardrobes, three further bedrooms, and a family bathroom completes the accommodation.

This property represents a rare opportunity to acquire a well-located, substantial family home in one of Balerno's most attractive settings, offering tremendous potential to create a bespoke home tailored to modern living.

- Four bedroom detached home in highly sought-after Balerno
- Quiet cul-de-sac location
- Opportunity to modernise and renovate to personal taste
- Entrance vestibule and reception hall with storage
- Downstairs WC
- Living room with rear garden views
- Formal dining room
- Kitchen with door to side of house
- Four well-proportioned bedrooms
- Family bathroom
- Private gardens to the front and rear
- Driveway leading to single integral garage, with space at side for extra car

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



Energy Rating F, Council Tax Band G

All fixtures and fittings will be included in the sale while other items of furniture and white goods (excluding the piano and second bedroom wardrobe and chest of drawers)

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.



