





## 66 Crosswood Crescent, Balerno, EH14 7HS

### Description

Well presented two-bedroom semi-detached bungalow which is in good order and has a private driveway, garage and gardens. The property is situated in a quiet cul de sac on the southern edge of Balerno close to the reservoirs and Pentland Hills. It benefits from gas central heating and double glazing.

The accommodation comprises:

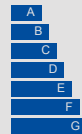
- Entrance hall with two storage cupboards
- Two good sized bedrooms with built-in wardrobes
- The shower room is partially tiled and fitted with a pedestal wash basin, WC and corner shower enclosure with Mira electric shower
- Spacious front facing sitting room with picture window and fitted carpet
- The kitchen is fitted with a range of wall and base mounted units with laminate worktop, stainless steel sink and a appliances including a gas hob, electric fan oven, washing machine and fridge



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



## Outside and Gardens

The front and rear gardens have been designed for low maintenance. There is unrestricted parking available on street. The monoblocked driveway leads to the single garage, which has an up and over door, power and lighting.

## Location

Balerno is a popular residential suburb of Edinburgh located seven miles to the south west of Edinburgh City Centre. Although it is administratively part of Edinburgh, it has the feel of a small rural town with a good selection of shops, supermarkets and leisure facilities. Locally, there is a wide range of walks and cycle tracks and the Pentland Hills Regional Park is on the doorstep. There is a frequent bus service and it is close to the City Bypass linking it with the motorway network, the airport and the Forth Bridges. There are excellent schools locally including Dean Park Primary School and Balerno Community High School.

## Extras

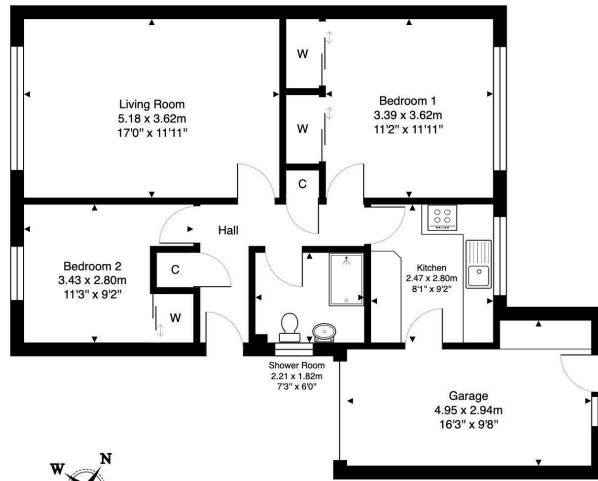
The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

Council Tax - Band D





66 Crosswood Crescent, Balerno, EH14 7HS



Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com

espc

zoopla

rightmove