

campbell
smith

2 Whitelea Road,
BALERNO,
EH14 7HE



- Beautifully presented link detached villa
- Ideal family sized accommodation
- Sitting room
- Dining room
- Family room
- Conservatory
- Kitchen
- Utility room
- Downstairs wc
- 3 upstairs bedrooms
- Shower room
- Gas central heating
- Double glazing
- Lovely, screened mature garden with summerhouse
- Garage & extensive driveway

Offers Over : £415,000









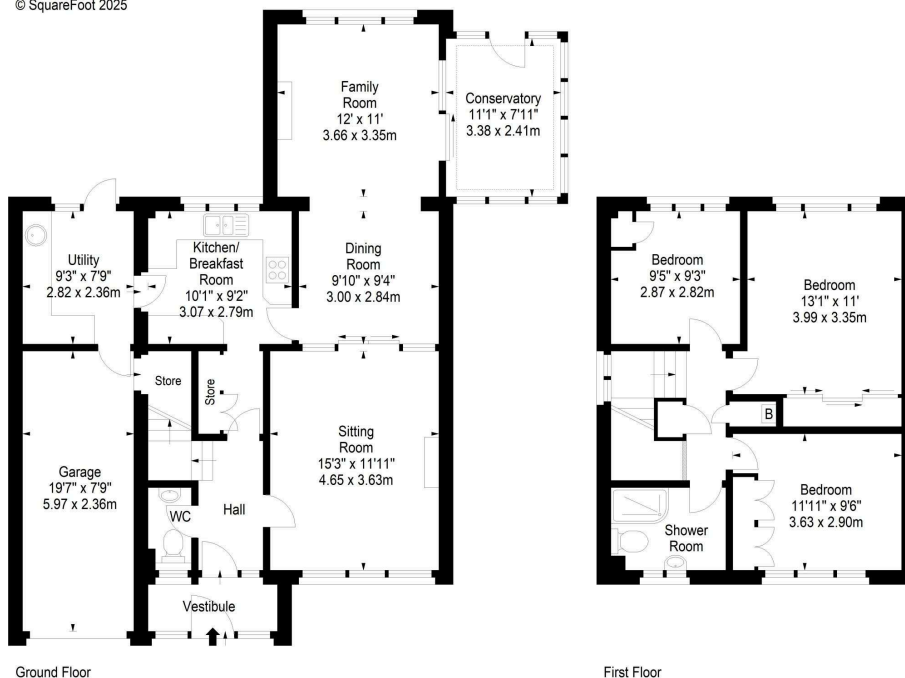




Whitelea Road,
Balerno,
Midlothian, EH14 7HE



Approx. Gross Internal Area
1546 Sq Ft - 143 62 Sq M
(Including Garage)
For identification only. Not to scale.
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Extras

All fitted carpets, blinds, curtains, white goods, an electric fire, dining room sideboard, cabin bed in bed 3 wardrobes in bed 2, summerhouse & shed included. No warranty is given regarding the services, systems or any appliances



Buses

Cockburn Crescent - 32, 44, N44



Shops

Balerno, Juniper Green, Hermiston Gait



Schools

Dean Park PS, St Cuthbert's RC PS, Balerno Community HS, St Augustine's RC HS



Parking

Extensive driveway & single garage



Council Tax Band - F



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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