

COULTERS<sup>©</sup>

# 5 ADDISTON GROVE

BALERNO, EDINBURGH, EH14 7DD

 5 BED  1 BATH  2 PUBLIC



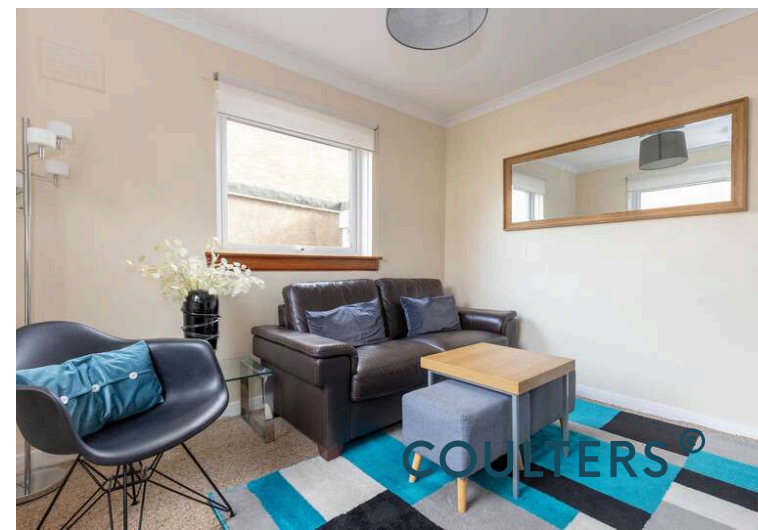
## TAKE A LOOK INSIDE

This wonderful detached property occupies an enviable position near the end of a quiet cul de sac within a sought after residential neighbourhood in the desirable village of Balerno. With views over the nearby fields and to the Forth bridges, this is a peaceful, family friendly area with no through traffic.

The ground floor offers a flexible layout with a well-proportioned living room with wood burner and an adjoining dining room with patio doors that offer direct access out to the garden. A further room to the front of the home is currently used as a family room but would also make an excellent additional double bedroom or study. The fitted kitchen has ample worktop and cupboard space. If desired, subject to the necessary consents, there is potential to create an open-plan kitchen diner by, for example, knocking through into the current dining room. A utility space/boot room can be accessed from both the front and rear gardens. A handy WC is also located on the ground floor. Upstairs, there are four double bedrooms and a family bathroom, plus access to the loft.

## KEY FEATURES

-  Beautifully presented detached home
-  Up to five double bedrooms available
-  Lovely south facing garden
-  Garage and large driveway
-  Walking distance to local schools
-  Excellent Balerno amenities, all accessible on foot



The lovely south facing rear garden is a real suntrap and is fully enclosed, offering both excellent privacy and security. There is also a front garden which is low maintenance and features a beautiful cherry blossom tree.

There is a single garage with light, power and manual up and over door. There is a gravel driveway capable of accommodating multiple vehicles.

Gas central heating (operated by a recently installed, modern boiler) and double glazing have been fitted throughout.



## THE LOCAL AREA

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away. The area caters for everyday needs with services including shops, restaurants, traditional pubs, a library, and the regular Balerno Farmers' Market offers local, fresh produce.

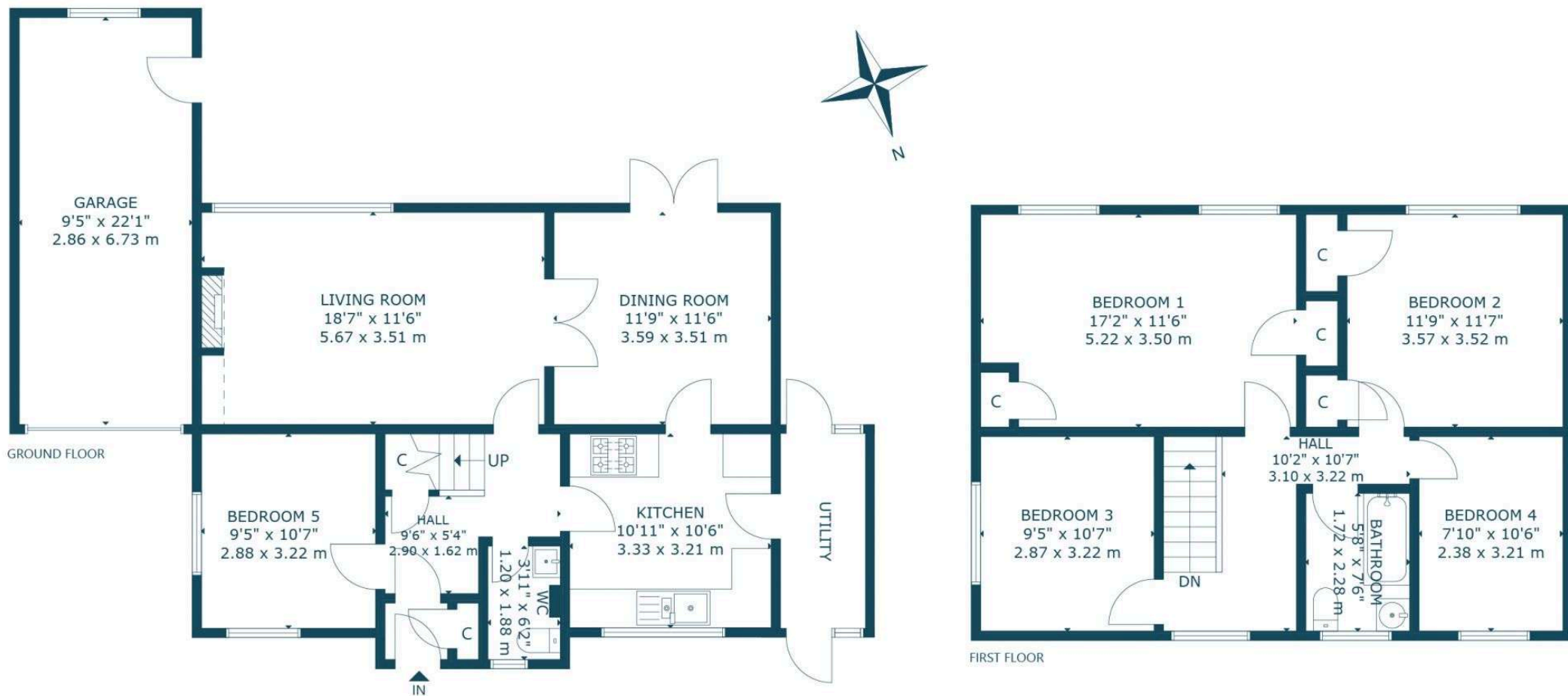
Balerno is renowned for its top-ranking primary, Dean Park Primary, and secondary schooling at Balerno High School, and private education is a short drive away. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.



## EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods and wardrobes in bedroom 1, 2 & 3, are included in the sale price. Other items may be available by separate negotiation.





5 ADDISTON GROVE, BALERNO, EH14 7DD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,426 SQ FT / 132 SQ M  
 GARAGE 207 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.