

COULTERS ©

# 21 LOVEDALE ROAD

BALERNO, EDINBURGH, EH14 7DW

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Located on a quiet street within the desirable residential area of Balerno, 21 Lovedale Road is a most impressive, detached property with stunning garden grounds and double garage. Offering exceptional accommodation over two floors, this house has been a much-loved family home which is presented beautifully throughout.

At the heart of the home is a fantastic open plan kitchen / dining room / sun room. The kitchen area has a range of shaker style floor and wall mounted cabinets with integrated appliances including, two eye-level ovens and microwave, induction hob, extractor hood and fridge freezer. Flooded with natural light from dual aspect windows and bifold doors leading to the garden, the sun room is the ideal space to congregate, relax and enjoy the delightful outlook across the rear garden in all weather. This versatile area also offers a fantastic office space with bespoke built-in units providing privacy.

## KEY FEATURES



Immaculately presented detached house



Stunning front and rear gardens



Walking distance to local well regarded schools



Four double bedrooms, one with an en-suite



Double garage and driveway parking



Excellent Balerno amenities, all accessible on foot





The welcoming hallway with tiled flooring and fantastic storage leads to the immaculately presented formal sitting room with a gas fire, built-in Edinburgh Press style units and dual aspect views to the front and rear of the property. Three generously proportioned double bedrooms with the principle bedroom benefitting from a stylish three-piece en-suite with walk-in shower and a modern fully tiled family bathroom with overhead shower finalises the ground floor accommodation.







## MORE INFORMATION

On the first floor, the spacious fourth double bedroom to the rear of the property has fabulous higher views of the garden providing a peaceful space. The workshop/office offers flexible accommodation and endless options for use and incredible eaves storage. The sleek fully tiled shower room located off the first-floor hallway with large velux window completes the property.

Externally, the generous monoblock driveway with parking for two cars leads to the double garage and front of the home which is shielded by an array of trees and well-manicured hedges providing privacy. At the rear, a sweeping large lawn wraps gently around the rear with further beautiful mature trees and shrubs, in addition to a fantastic decking area, perfect for outdoor dining. Further access to the garage and potting shed can be gained via the garden.

The property further benefits from a gas central heating system and double glazing fitted throughout.













## THE LOCAL AREA

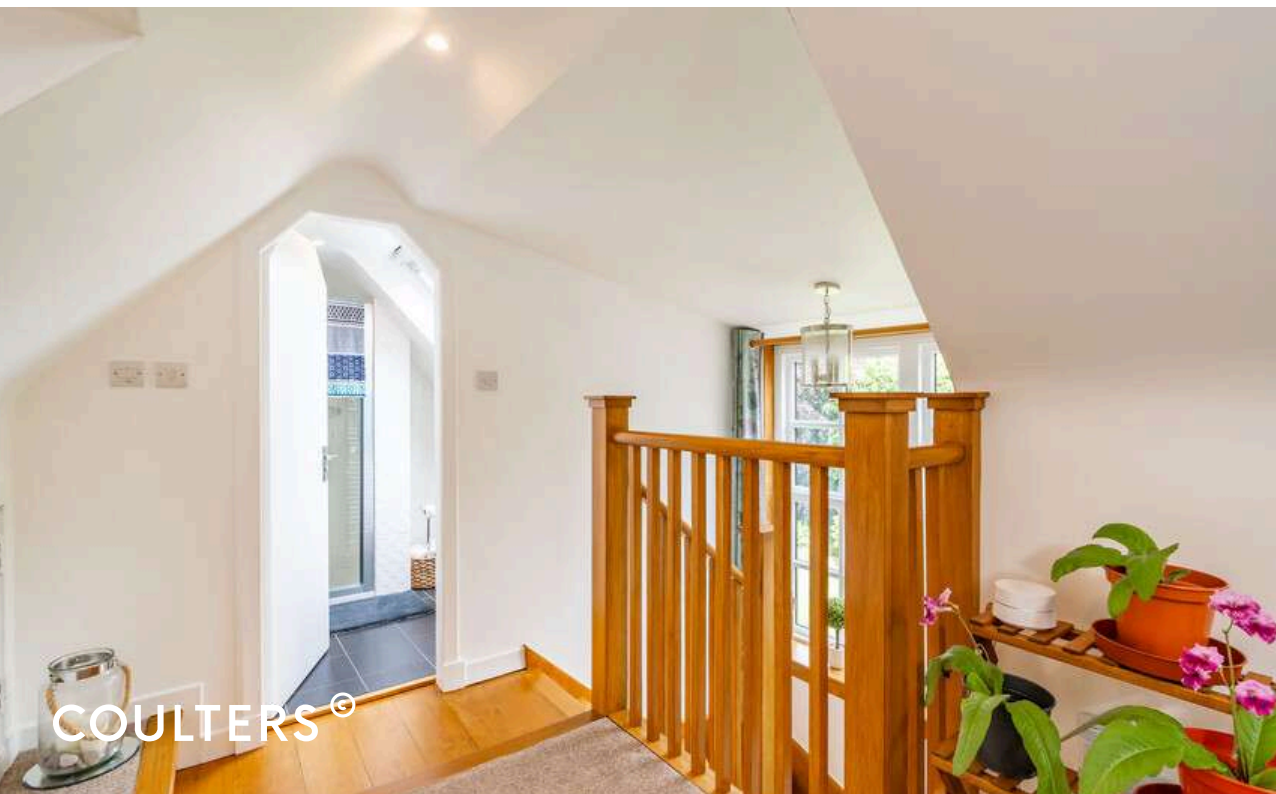
Nestled between the Pentland Hills and the Water of Leith, the exclusive village of Balerno enjoys a semi-rural feel. Surrounded by lush woodlands and with rivers and reservoirs on the doorstep, it is hard to believe that Edinburgh city centre is only seven miles away.

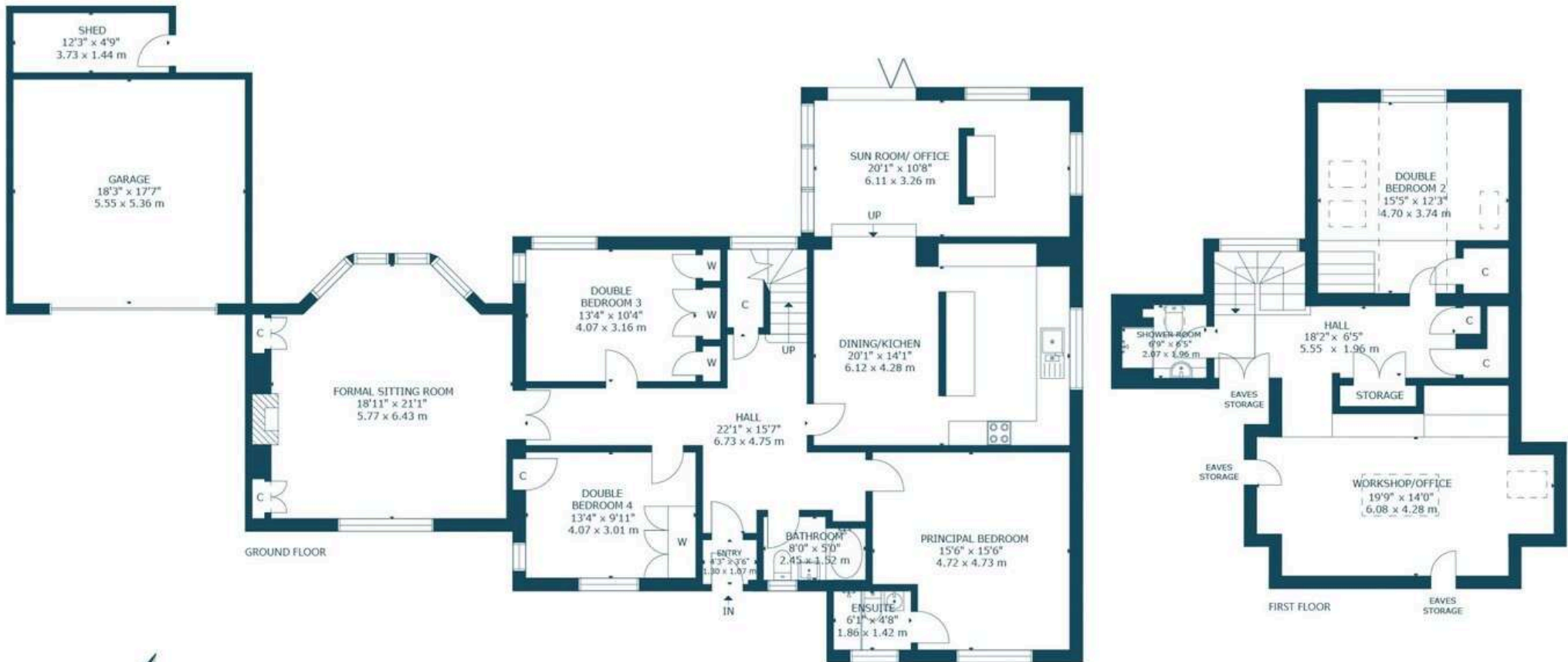
The area caters for everyday needs with amenities including a mini supermarket, restaurants, traditional pubs, a library and the regular Balerno Farmers' Market which offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling.

The area enjoys superb recreational and sports facilities including Currie Rugby and Football Club; Balerno Tennis Club; horse riding at the Pentland Hills Trekking Centre; and nearby Dalmahoy Golf and Country Club.

## EXTRAS

All blinds, curtains in sitting room and sun room, light fittings (excluding light on the stairs), fitted flooring, integrated white goods are included in the sale price. Bespoke wardrobes in the principle bedroom and sideboard, chest of drawers and dining table in the kitchen may be available by separate negotiation.





21 LOVEDALE ROAD, BALERNO, EDINBURGH, EH147DW  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,551 SQ FT / 237 SQ M  
 GARAGE 320 SQ FT / 30 SQ M, SHED 58 SQ FT / 5 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.