

COULTERS<sup>©</sup>

# FLAT 11, 5 BYRNE CRESCENT

BALERNO, EDINBURGH, EH14 5FF

 2 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Flat 11, 5 Byrne Crescent is an immaculately presented 2 bedroom top floor flat situated within a modern development in the highly desirable area of Balerno.

The development is surrounded by lovely parkland giving it a rural feel, yet it still offers easy access to the City Centre, Airport and M8 and Bypass.

The flat has a west-facing balcony which can be accessed via French doors from the kitchen/dining/living room. The balcony, which enjoys sunshine late into the evening during the summer, has a lovely open aspect over adjacent parkland.

An allocated parking space is situated in the car park to the front of the building and there is also a communal bike store.



## KEY FEATURES



Stylish and spacious top (second) floor flat.



Two double bedrooms, one with ensuite.



Private west-facing balcony and shared grounds.



Allocated parking space.



Lift access.



Lovely setting surrounded by parkland.





The accommodation, which is accessed via a lift, comprises - entrance hall with storage cupboard and utility cupboard; large open plan kitchen/dining/living room with modern fitted kitchen, storage cupboard and French doors to the balcony; master bedroom with fitted wardrobe and ensuite shower room; double bedroom 2 with fitted wardrobe; and bathroom. Double glazing is fitted throughout and heating and hot water are provided by a gas central heating system.

The development is factored by Ross and Liddell for a cost of approximately £1,260 per annum.





## THE LOCAL AREA

Situated below the Pentland Hills, the village of Balerno enjoys a semi-rural feel. 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.

A number of good bus services run along Lanark Road West and the M8, M9 and Bypass are all within easy reach, as are the Airport, Gogarburn and Heriot Watt University.

The area caters for everyday needs with amenities including a post office, mini supermarket, library, various restaurants and pubs and the regular Balerno Farmers' Market.

The area enjoys superb recreational and sports facilities including Balerno Tennis Club and nearby Dalmahoy Golf and Country Club.

## EXTRAS

All blinds, curtains, light fittings and flooring is included in the sale price as are the integrated kitchen appliances and the washing machine. The furniture and contents are available by separate negotiation.





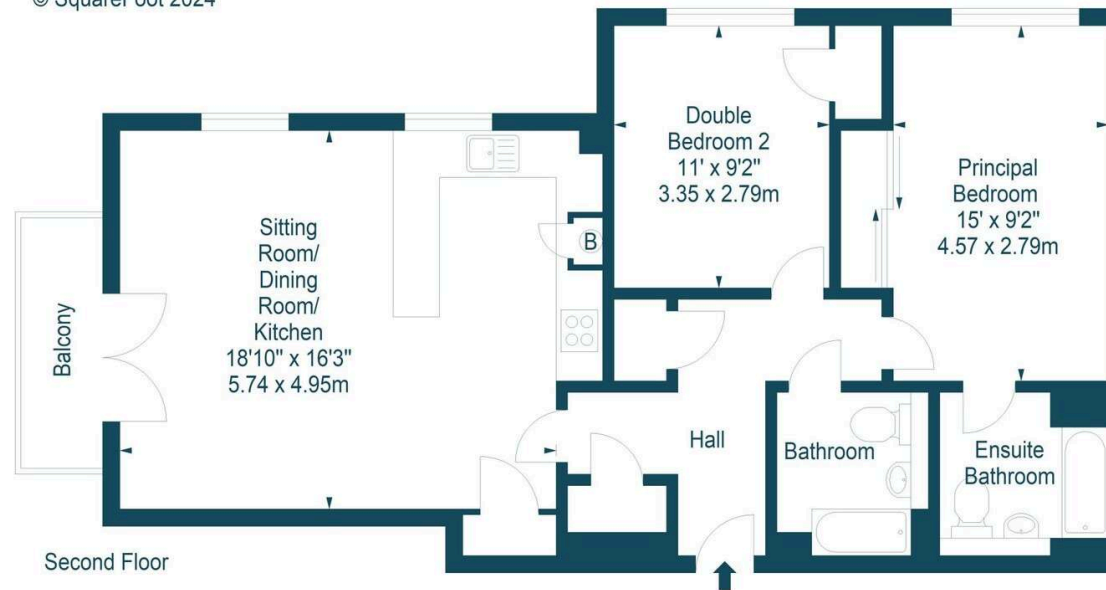




Byrne Crescent,  
Balerno,  
EH14 5FF



Approx. Gross Internal Area  
837 Sq Ft - 77.76 Sq M  
For identification only. Not to scale.  
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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.