

COULTERS[©]

70 DEANPARK AVENUE

BALERNO, EH14 7EE

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

70 Deanpark Avenue is a well presented two bedroom semi detached house situated in a popular residential area of Balerno. The property has recently been renovated throughout with an appealing layout, a large mature garden and local amenities are easily accessible.

KEY FEATURES



Beautifully presented semi-detached house



Two generous double bedrooms



Large private rear garden



On street parking

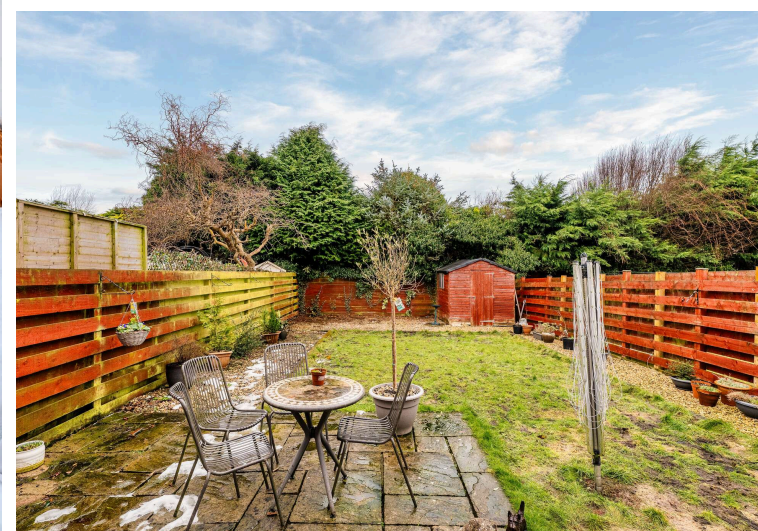


Within walking distance of the local primary school



Excellent local amenities nearby





The property comprises; bright and spacious openplan, kitchen/sitting room with modern storage units, integrated appliances, breakfast bar with seating for three and direct access to the private rear garden. On the first floor there are two generous double bedrooms and a 3 piece family bathroom with overhead shower.

The property benefits from double glazing, gas central heating and fantastic storage through out.





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.

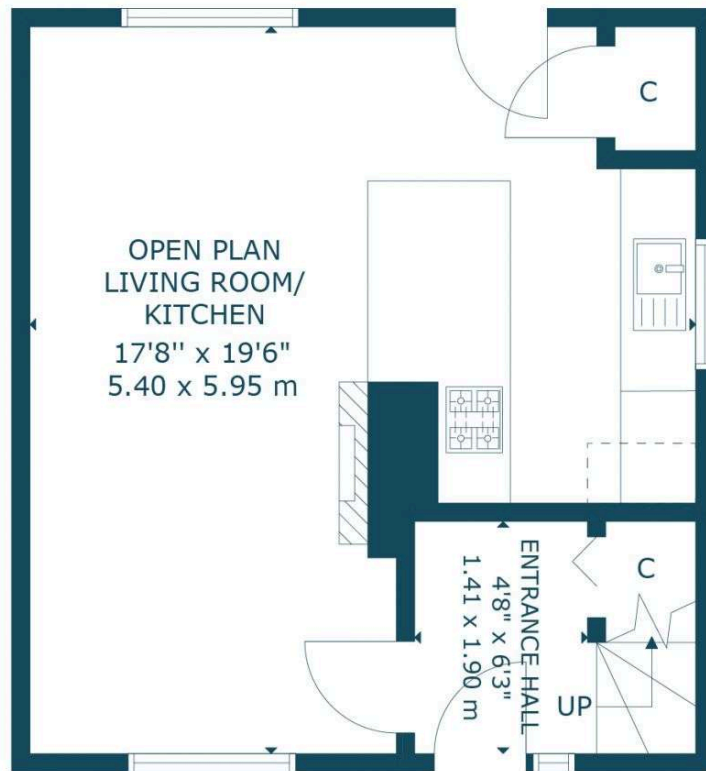
The area caters for everyday needs with amenities including a post office, mini supermarket, library, various restaurants and pubs and the regular Balerno Farmers' Market. The area enjoys superb recreational and sports facilities including Balerno Tennis Club and nearby Dalmahoy Golf and Country Club.



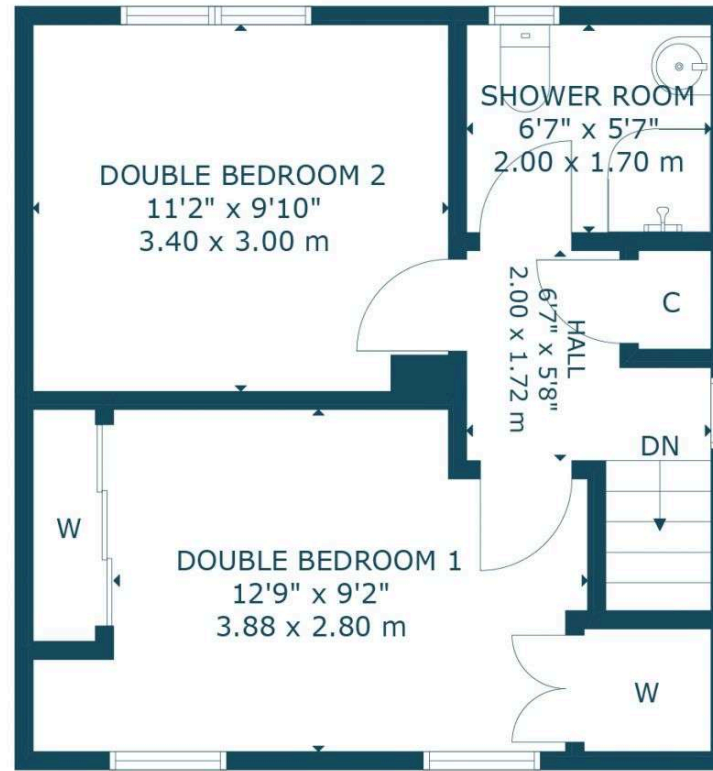
EXTRAS

All blinds, fitted flooring and integrated appliances are included in the sale price.





GROUND FLOOR



FIRST FLOOR



70 DEANPARK AVENUE, BALERNO, EDINBURGH, EH14 7EE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 704 SQ FT / 65 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.