

COULTERS[©]

30 HIGHLEA CIRCLE

BALERNO, EDINBURGH, EH14 7HG

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

30 Highlea Circle is a superb 2 bedroom ground floor property benefitting from private front and rear gardens and a garage.

The property is situated on a quiet cul-de-sac in the highly desirable residential neighbourhood of Balerno, located less than 10 miles to the south west of Edinburgh's City Centre. Balerno sits at the foot of the Pentland Hills and is surrounded by wonderful countryside.

KEY FEATURES



Maindoor lower flat on quiet cul-de-sac.



Sitting room and kitchen/dining room with door to the garden.



Two double bedrooms.



Private front and rear gardens.



Garage situated within a terrace.



Superb location on the edge of Balerno.



EPC Rating - C



Council Tax Band - C





The accommodation, which is accessed via a maindoor entrance, comprises - hall with storage cupboards; sitting room with fireplace and large windows overlooking the front garden; kitchen/dining room with door to the rear garden; double bedroom 1; double bedroom 2 and bathroom with separate shower enclosure. The property would now benefit from modernisation.

To the rear of the property, accessible from the kitchen/dining room or down the side of the building, is a lovely private rear garden which is south-west facing and therefore particularly sunny all afternoon and evening. A single garage is situated in a terrace near the flat.



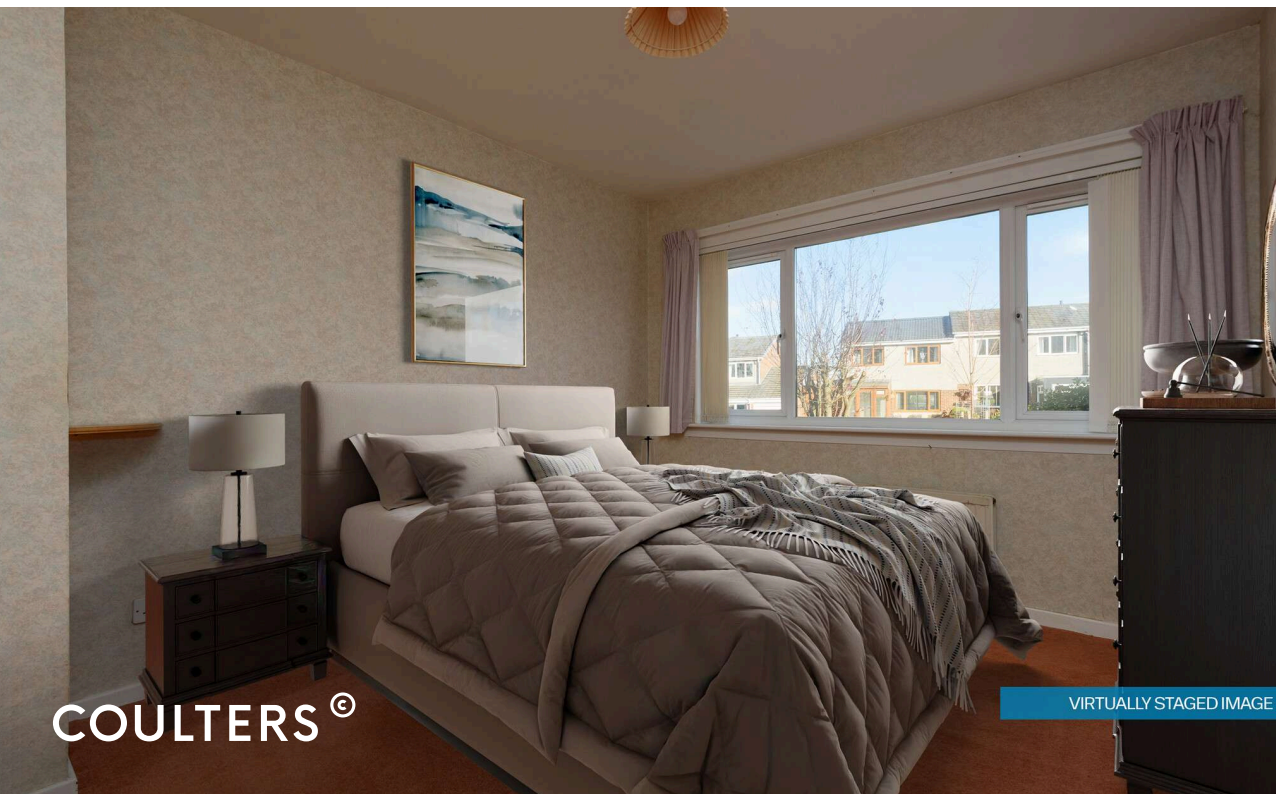


THE LOCAL AREA

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 your 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 post office, 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

The property is sold as seen with no warranty for white goods.



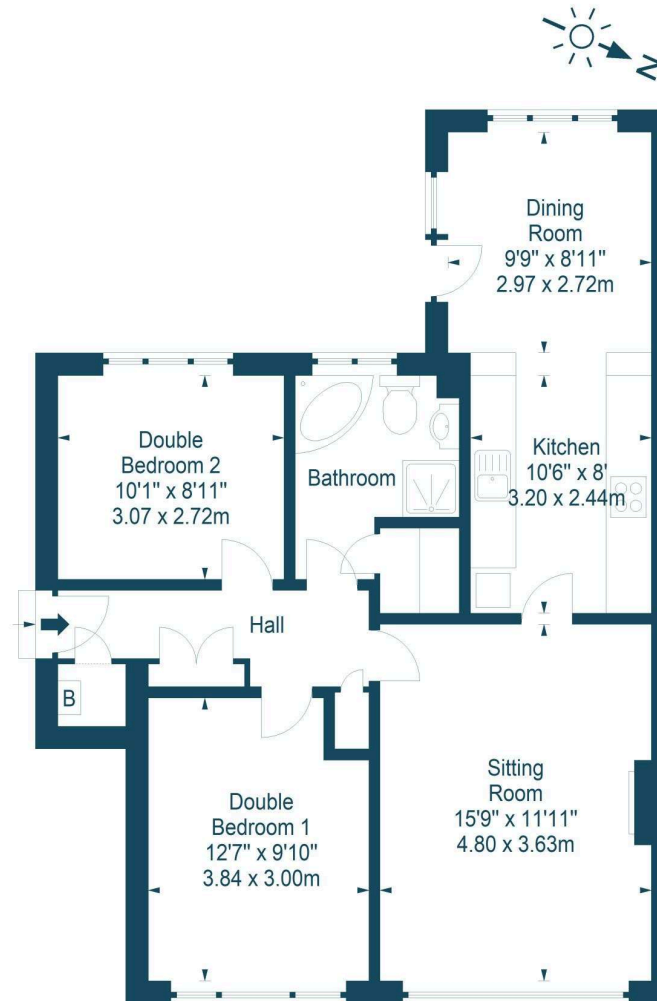
Highlea Circle,
Balerno,
Midlothian, EH14 7HG



Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M
Garage
Approx. Gross Internal Area
123 Sq Ft - 11.43 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor

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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.