









Beautifully presented, three bedroom, detached bungalow with private gardens, driveway and garage. The property is set in a quiet cul-de-sac in the popular town of Balerno to the southwest of Edinburgh City Centre. Balerno is located approximately eight miles southwest of the City Centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport.

The local community supports a wide range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary and high schools both of which are located nearby. Heriot Watt University is also nearby. There are various supermarkets at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone.

Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for many pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens. Local golf courses include Dalmahoy and Baberton.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities including a large partially floored attic. The kitchen appliances are included in the sale, other items may be available through separate negotiation.











Property Details

- Entrance Vestibule with double astragal glazed doors to Hall. Built in cupboard.
- Spacious Hall providing access to all main rooms. Attic access hatch. Shelved cupboard.
- Bright and spacious Living Room with window to front. Feature fireplace with marble surround and hearth. Double doors to dining area with space for dining table and chairs.
- Bright and spacious Family Room with French doors providing direct access to the rear garden. Additional windows to side and a skylight provide plenty of natural daylight.
 Feature fireplace with marble surround and hearth housing gas stove. Open plan to kitchen.
- Fully fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Extractor hood. Ample work surfaces with circular sink and drainer and tiled splashback. The washing machine, dishwasher, fridge and freezer are included in the sale.
- Master Bedroom with two built-in cupboards with hanging space and shelving. Window
 to rear overlooking garden. En-Suite Shower Room with two-piece suite comprising
 wash hand basin and WC. Shower compartment with electric shower. Built-in shelving.
- Second large Double Bedroom with window to front. Built in cupboard with hanging space and shelving.
- Third Bedroom with window to front. Built in cupboard.
- Family Bathroom with white three-piece suite comprising bath with shower above, wash hand basin and WC. Mirror. Frosted window to rear.













EXTERNAL

A driveway provides off street parking and leads to a single garage with remote controlled up and over door.

The front garden has been attractively landscaped and features an artificial lawn for ease of maintenance bordered with a lovely array of established plants and shrubs.

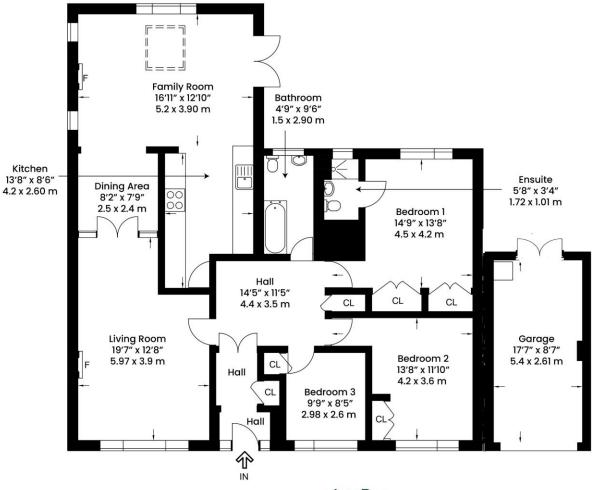
The large rear garden is fully enclosed and can be accessed via a gate to the side of the house or through the garage. The garden again features an artificial lawn and an attractive array of established plants and shrubs. A large patio provides ample space for garden furniture.

Energy Performance Rating: E

Council Tax Band: F







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927) vistaBee 2025



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