



Offers Over
£185,000

116 Cockburn Crescent

Balerno | Edinburgh | EH14 7HU

Generously proportioned two bedroom lower villa enjoying a quiet and leafy setting within the sought-after Balerno area. Positioned close to handy day-to-day amenities and excellent transport links, the property is well suited to a variety of purchasers including first-time buyers, professionals, and those looking to downsize.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Garage & on-street parking
- EPC Band - C
- Council Tax Band - D



Description

The welcoming entrance hallway offers fantastic storage with two handy cupboards. The bright and airy lounge/diner enjoys a pleasant outlook and benefits from a large window allowing an abundance of natural light, along with direct access to the front garden and ample space for both lounge and dining furniture. The kitchen is partially tiled for easy upkeep and fitted with a range of integrated and freestanding white goods, with the added convenience of direct access to the rear garden. Bedroom one is a comfortable front-facing double featuring integrated sliding mirrored wardrobes. Bedroom two is another good-sized double to the rear, offering plenty of space for freestanding furniture and flexible layout options. The bathroom is partially tiled and fitted with a single shower cubicle, heated towel rail, and a large storage cupboard with shelving.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property benefits from a low maintenance front garden laid mainly to chip stone. The private rear garden features a slabbed patio area, decorative chip stone, and rockery sections, providing an ideal space for outdoor relaxation. A nearby lock-up garage is included, along with ample unrestricted on-street parking for residents and visitors.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dryer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.



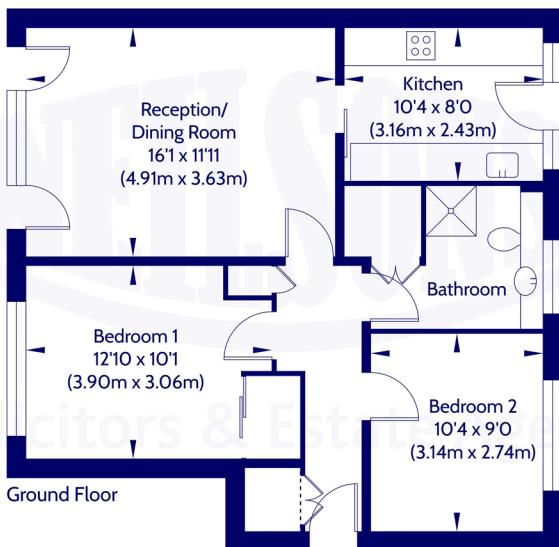


Location

Balerno is a popular and sought-after conservation village which lies approximately 8 miles South West of Edinburgh City Centre in a quiet semi-rural locale. There are many leafy walkways, cycle paths along the Union Canal together with recreational facilities available locally including the Rugby club, several golf courses and Pentlands Regional Park. Access to the Edinburgh City Bypass is approximately 4 miles to the East which in turn gives access to all major trunk routes to the North, South, Edinburgh International Airport and Glasgow. There are excellent local shopping facilities as well as a Post Office, Library, Community Centre and a selection of Churches all within walking distance. Additional shops and services can be found in the nearby villages of Currie and Juniper Green. Good bus services run to and from the City Centre and surrounding areas.



Approx. Gross Internal Floor Area 62 Sq M / 662 Sq Ft



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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