

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

14 Marchbank Gardens, Balerno, EH14 7ET
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This two bedroom lower villa flat is situated in the ever popular area of Balerno, a thriving suburb just south west of the city centre with a surprisingly rural feel and open views across the countryside.

There are excellent local amenities within the heart of the conservation village, with a range of local shops, cafes and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

The property is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition there is a rugby club, tennis and several golf courses and the Oriam (national performance centre for sport) close by.

The area is conveniently placed for access to the Edinburgh City Bypass and motorway network leading to Edinburgh International Airport and further afield, while a regular bus service operates to and from the city centre.

There are highly respected schools from nursery to secondary level close by.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway

Living room with fireplace

Kitchen with washing machine and fridge-freezer: these items are believed to be in good working order though their condition is not warranted

Conservatory

Two double bedrooms, both with built in storage

Shower room with wash basin and WC

Extra features

Double glazing

Gardens to front and rear

Driveway

Single car garage



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

