15 Craigentarrie Mews

BALERNO | EDINBURGH | EH14 5FA

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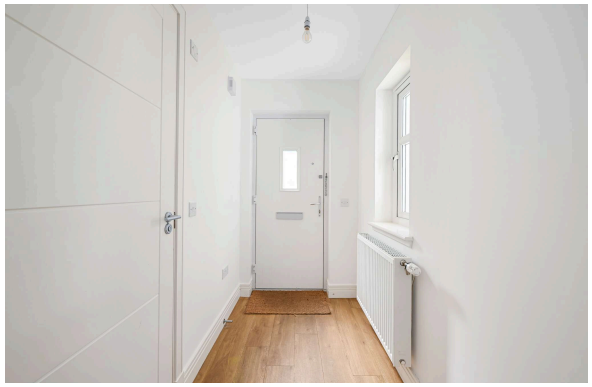
solicitors & estate agents



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Spacious terraced villa, close to local amenities and transport links, within easy reach of the City Centre, and quietly situated at the end of a cul de sac in a sought after modern factored development. The accommodation is laid out over two levels and will appeal to a variety of buyers. The ground level comprises of an entrance hallway with handy wc, a bright lounge allowing for an abundance of natural light and boasting under-stair storage, a modern dining kitchen with a range of wall and base units with co-ordinated worktops and French doors leading out to the enclosed rear garden with patio area, lawn and shed. The upper level is accessed via a carpeted staircase and boasts three bedrooms, two with integrated storage, and a family bathroom with mains shower over a deep bath. The property further benefits from gas central heating, double glazing and bay parking.

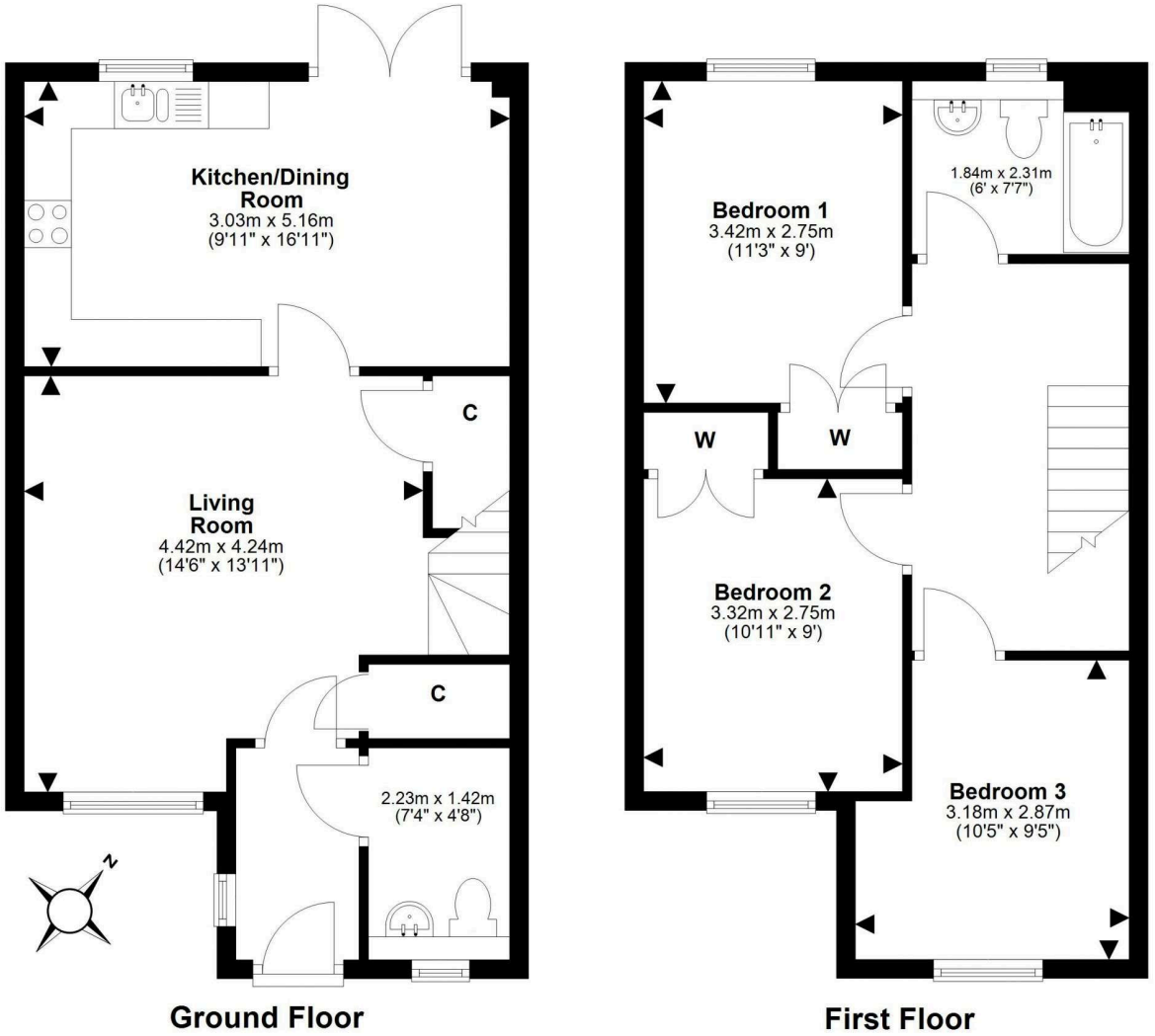
- Entrance hallway with wc
- Living/dining room with fantastic storage options
- Dining kitchen fitted with modern floor and wall units with integrated, and space for, appliances, with direct access to the enclosed rear garden with patio area, lawn and shed
- Three double bedrooms, two with integrated storage
- Contemporary bathroom with mains shower over deep bath
- Gas central heating
- Double glazing
- Bay parking

Council tax band: E, Energy rating B

The oven, hob, fridge, dishwasher and garden shed will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.