

COULTERS[©]

25 JOHNSBURN ROAD

BALERNO, EDINBURGH, EH14 7DY

 5 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set in a peaceful residential cul-de-sac in Balerno, 25 Johnsburn Road is a substantial five-bedroom detached house offering flexible family accommodation, along with excellent outdoor space, garage and driveway.

Entered via a vestibule and welcoming hallway, the ground floor has an excellent flow and features a large sitting room with working open fire and adjoining dining room, ideal for entertaining. This, in turn leads into a delightful conservatory with French doors to the garden. The fitted kitchen is well-designed and features a breakfast bar, ample worktop and storage space as well as quality integrated appliances. Two spacious double bedrooms with built-in wardrobes and a WC complete the ground floor.

Upstairs, there are three further bedrooms, including two generously proportioned double rooms, one with en suite shower room and the other with a wash-hand basin neatly concealed behind the mirrored wardrobes. Also on this level is a bright family bathroom with jacuzzi bath, overhead electric shower, wash-hand basin and WC.

KEY FEATURES



Detached family home within small cul-de-sac.



Beautifully kept gardens to both front and rear.



Walking distance to local schools and nurseries.



EPC Rating - C



Generous accommodation with five bedrooms.



Garage and driveway.



Regular buses into the city centre.



Council Tax Band - G



There is considerable storage space in the eaves whilst the sizeable loft space which is floored, offers additional storage.

The private gardens which surround the property are beautifully maintained with mature plants including pear, plum and apple trees, and lush green hedges that offer a high degree of privacy. This wonderful outdoor space includes a neat lawn, two patio seating areas, greenhouse and large garden shed. The garage is a great size and has a pitched roof for added storage, along with power and light. The driveway is capable of accommodating at least two vehicles.

Gas central heating operated by Hive and double glazing have been fitted throughout. CCTV, a full alarm system, and PIR security lights surrounding the property, are also in place to provide owners with security and peace of mind.



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THE LOCAL AREA

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. 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 services including shops, restaurants, traditional pubs, a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is also home to the historic Malleny House and Garden, a National Trust Property.

Balerno is renowned for its top-ranking primary, Dean Park Primary, and secondary schooling at Balerno Community High School, and private education is a short drive away. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

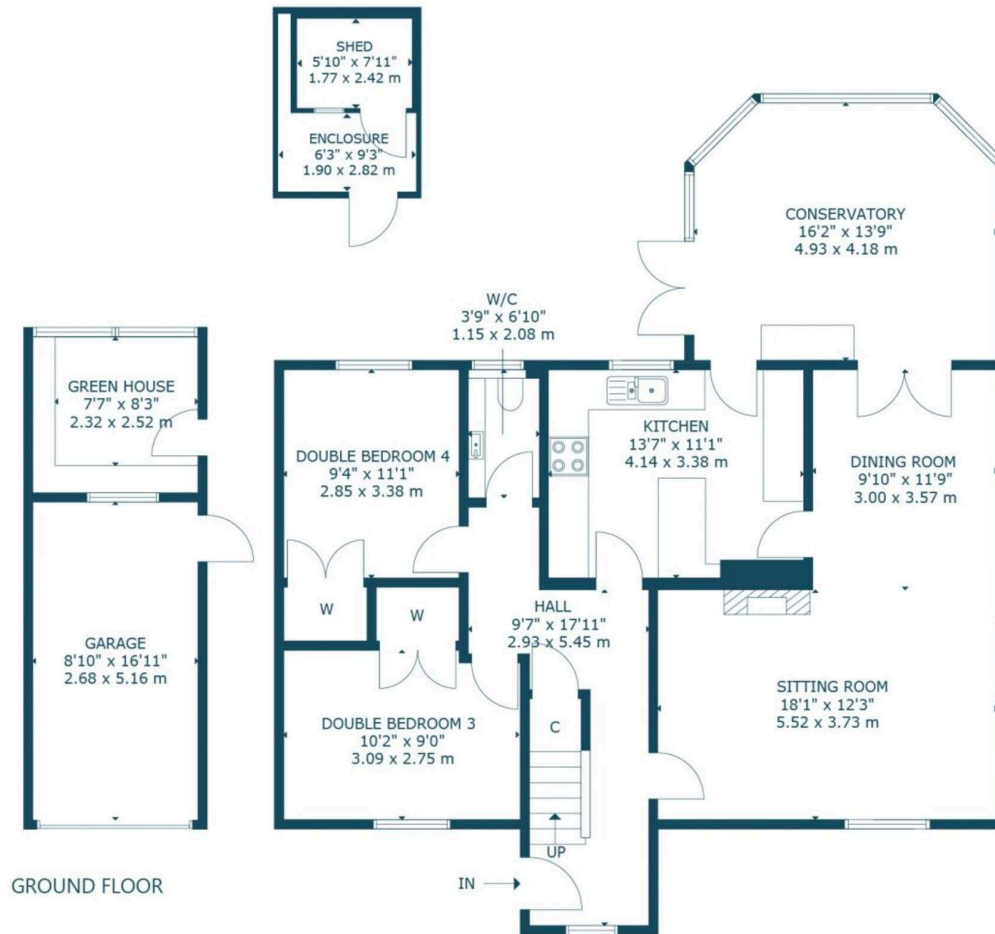


EXTRAS

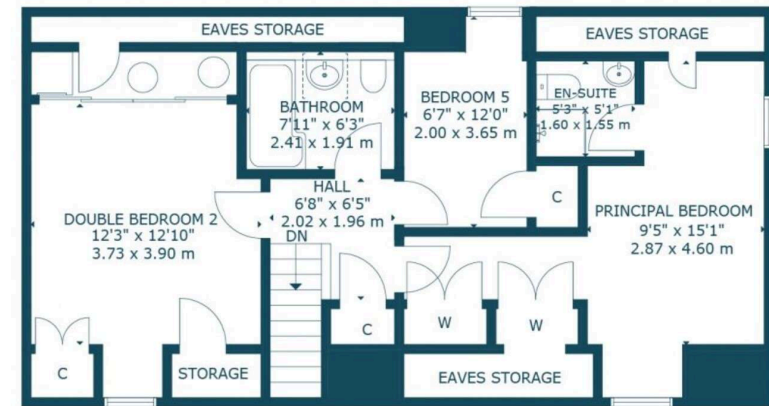
All blinds, curtains, light fittings, fitted flooring, free standing fridge and freezer in the garage, plus all integrated appliances are included in the sale price.

HOME REPORT VALUATION: £635,000





GROUND FLOOR



FIRST FLOOR



25 JOHNSBURN ROAD, BALERNO, EDINBURGH, EH14 7DY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,657 SQ FT / 154 SQ M
 GARAGE 150 SQ FT / 14 SQ M
 SHED & ENCLOSURE 111 SQ FT / 10 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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GET IN TOUCH

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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.