

177 Curriehill Castle Drive, Balerno, Edinburgh, EH14 5TD



Description

A rare opportunity has arisen to acquire an attractive three bedroom semi-detached villa, commanding an enviable cul-de-sac setting with a mature development boasting a pleasant semi-rural aspect to the west. This perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of beautifully maintained private gardens and a single detached garage with a useful lean-to attached to the rear.

- Entrance hall
- Living room
- Dining room with French doors opening onto rear garden
- Fitted kitchen with adjoining store room
- Two double bedrooms, one with fitted wardrobe
- Bedroom 3
- Shower room
- Attic storage
- Gas central heating and double glazing
- Well tended sunny gardens laid with artificial lawn
- Driveway and garage with power and light supply

Extras

The blinds, curtains, oven, hob, microwave, washing machine, dishwasher, fridge, freezer and garden furniture are included. Additional items also to be included with property and a full list can be provided to interested parties.

EPC Rating: Unknown

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



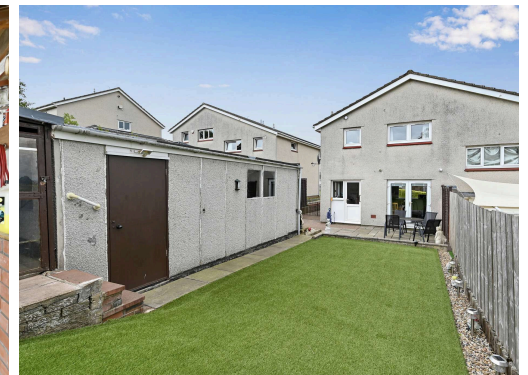
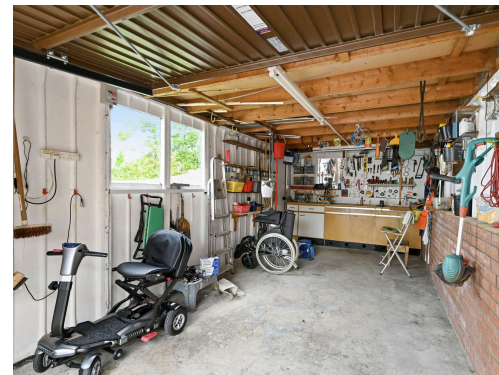
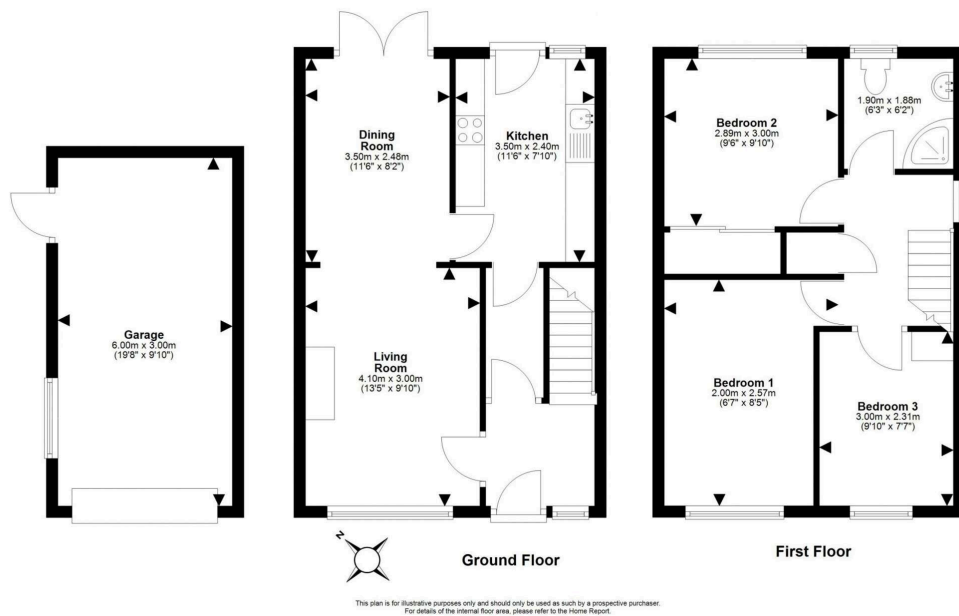
Location

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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