

COULTERS[©]

7 DALMAHOY CRESCENT

BALERNO, EDINBURGH, EH14 7DF

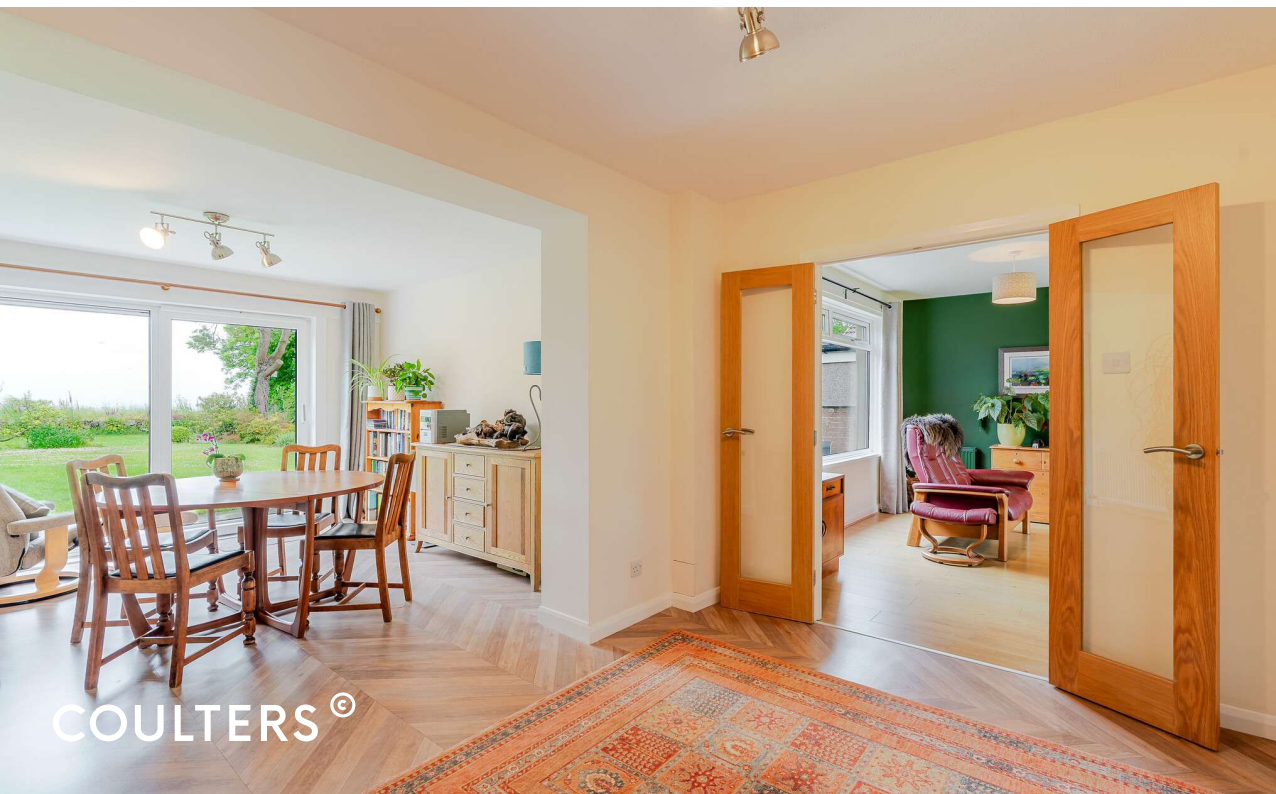
 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Offering outstanding views, this superb, three bedroom detached property is situated on a peaceful street in the area of Balerno on Edinburgh's south-west fringes.

The accommodation on offer is incredibly versatile with the layout on the ground floor comprising: entrance hall; dual aspect sitting room; fitted kitchen with integrated appliances; impressive open plan dining and family room with sliding doors that provide direct garden access; large versatile boot room; utility and WC.



KEY FEATURES



Detached family home in popular Balerno.



Three double bedrooms.



Superb gardens with open countryside views.



Garage and driveway.



Excellent schools nearby.



Wonderful walks and green spaces in the area.



EPC Rating - C



Council Tax Band - F



Upstairs, the principal bedroom is quietly positioned to the rear and has fitted wardrobes. There are two further double bedrooms available and a family bathroom. The property has more than ample storage options which include an attic.

To the rear, the beautiful private garden offers stunning views over the surrounding countryside. To both front and rear, the gardens are well-maintained, comprising of neat lawns, mature, well-stocked borders and a variety of trees. There is a garage with power which provides excellent storage or potential for conversion subject to the necessary consents. The driveway to front is capable of accommodating multiple vehicles.

Gas central heating and double glazing have been fitted throughout.





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 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.

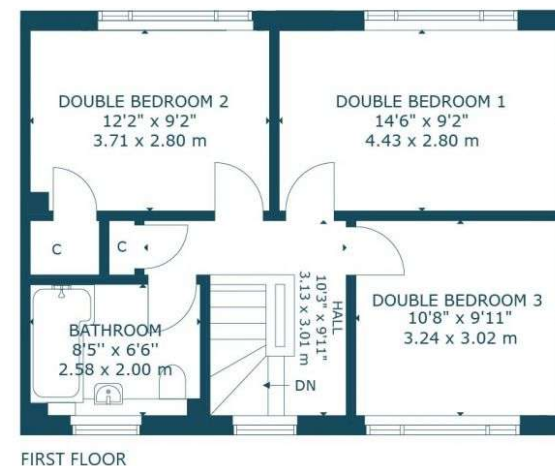
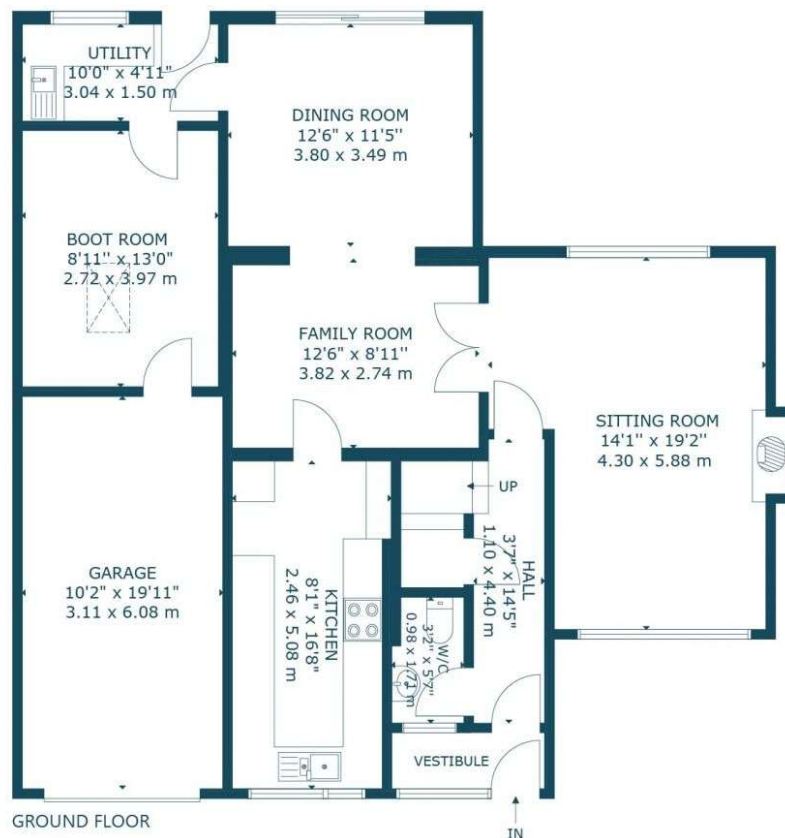


EXTRAS

All blinds, curtains, light fittings, fitted flooring, storage cupboard in boot room and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £530,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,524 SQ FT / 141 SQ M
 GARAGE 204 SQ FT / 19 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.