



## 80 Mansfield Road, Balerno, EH14 7LF

Beautifully presented and generously proportioned two-bedroom lower villa with private entrance, garage and enclosed gardens, peacefully positioned on the picturesque southern edge of Balerno, close to the reservoirs and the Pentland Hills. The property further benefits from gas central heating, powered by a modern Worcester combination boiler, and double glazing throughout.

The accommodation has been thoughtfully extended to the rear to create an attractive west-facing sun room, providing an excellent space for relaxing and informal dining while enjoying views over the garden.

The accommodation comprises:

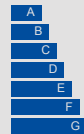
- Welcoming entrance hall with useful storage cupboard housing the gas central heating boiler
- Rear-facing double bedroom overlooking the garden
- Front-facing double bedroom with built-in mirrored wardrobes
- Contemporary wet room-style shower room fitted with wall-hung wash hand basin, WC and mains pressure shower, together with a deep storage cupboard
- Generously proportioned front-facing sitting room with large picture window allowing for excellent natural light



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
C



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- Stylish modern kitchen fitted with a range of gloss white wall and base units, walnut-effect laminate worktops and integrated appliances including a gas hob with extractor hood, slimline dishwasher, washing machine and fridge freezer
- Bright conservatory with oak-effect laminate flooring
- The rear garden enjoys a predominantly west-facing aspect and has been designed for ease of maintenance, featuring a paved patio, artificial lawn and full timber fencing providing a good degree of privacy. The garden shed, which benefits from power sockets, is included within the sale. A single garage with up-and-over door is located nearby.

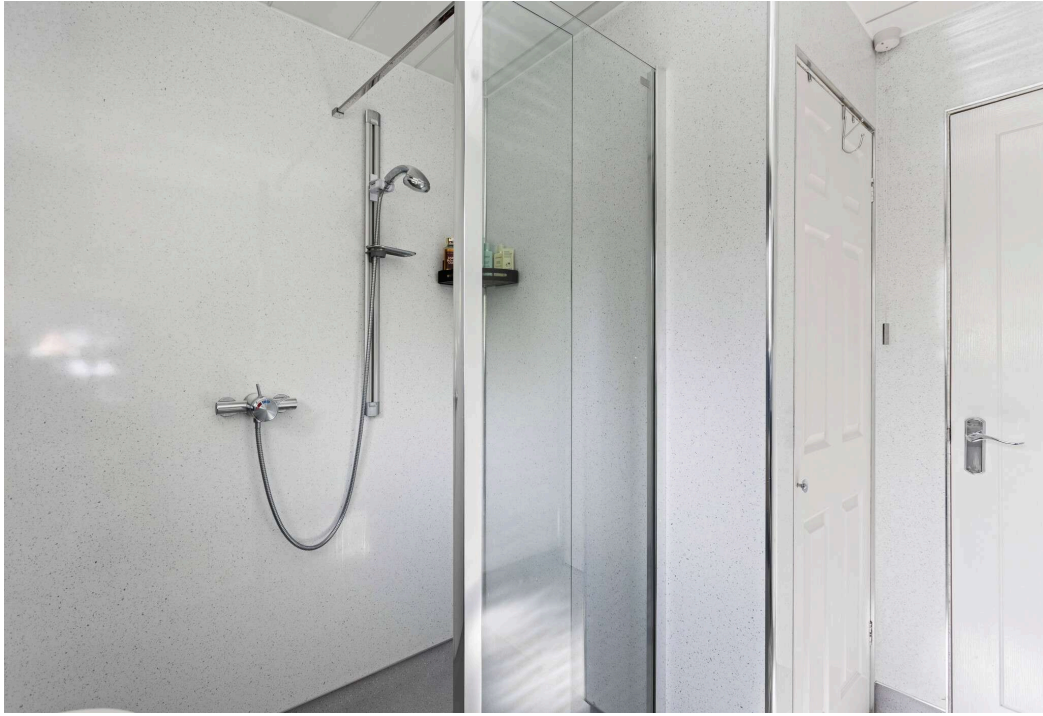
#### Location

Balerno is a highly regarded residential suburb situated approximately seven miles south west of Edinburgh city centre. While forming part of the City of Edinburgh, the area retains the character and charm of a small rural town and offers an excellent range of local shops, supermarkets and leisure facilities. The surrounding area is particularly well known for its scenic walks and cycle routes, with the Pentland Hills Regional Park situated close at hand. Excellent transport links include a frequent bus service together with convenient access to the City Bypass, connecting to the motorway network, Edinburgh Airport and the Forth bridges. Schooling in the area is well regarded, including Dean Park Primary School and Balerno Community High School.

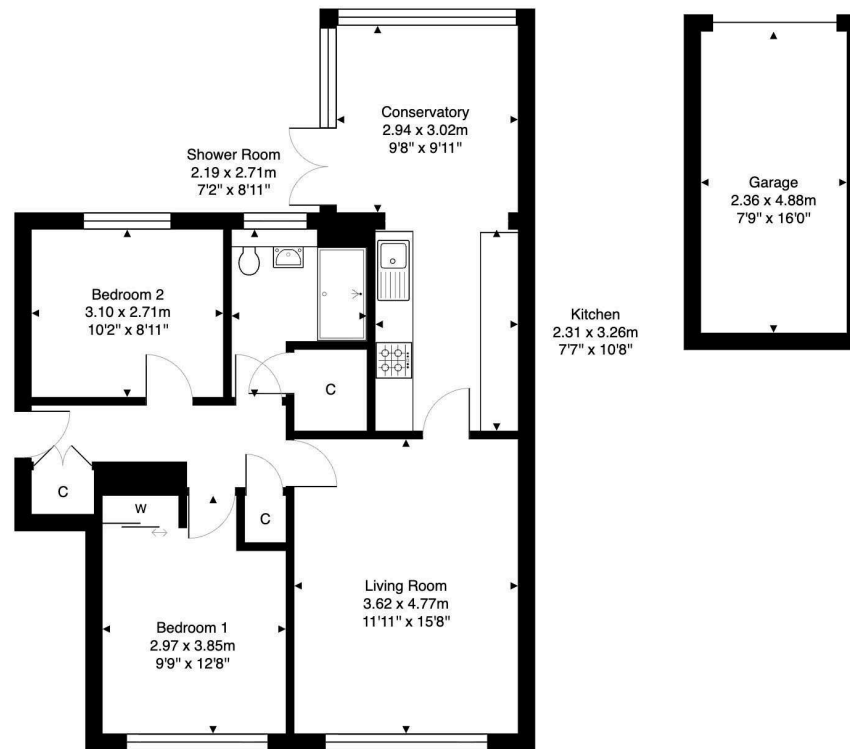
Council tax - Band C







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Ground Floor

Total Area: 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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