



6 Threipmuir Place,
BALERNO | EDINBURGH | EH14 7HA


warners
solicitors & estate agents



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Rarely available and well-presented semi-detached villa quietly positioned on a well-established residential street in a popular area, close to a good range of local amenities and excellent road links. This well presented home has great potential and offers comfortable, and light filled living space with many pleasing features and comes with the added attraction of a beautifully enclosed rear garden, garage and front driveway. The property comprises an entrance hall with storage, a fully fitted dining kitchen with 5 ring gas hob, double oven, fridge, dishwasher, dining area and patio doors to the rear garden. There is also access into the garage where the boiler and plumbing for a washing machine can be found. Also downstairs is the spacious living room with a large window that lets in an abundance of natural light and a downstairs shower room with shower, WC and a heated towel rail. Upstairs there are three well-proportioned bedrooms with built in storage and excellent views. Completing the accommodation there is a bathroom with shower over the bath and a heated towel rail. The property also benefits from front and rear landscaped gardens made up of a patio, greenhouse, shed and with an outside tap.

- Hallway with under-stair storage
- Large Living room
- Well-appointed dining kitchen with access to rear garden and the garage
- Three well-proportioned bedrooms
- Family bathroom and one further shower room
- Attic storage
- Gas central heating and double glazing
- Private gardens to front and rear
- Driveway and garage

Council Tax: E , Energy Rating: D

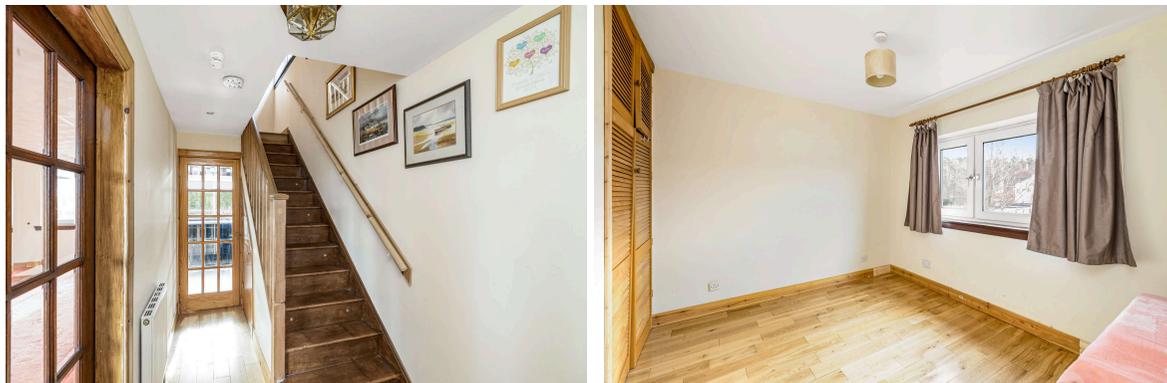
No Factor associated with this property

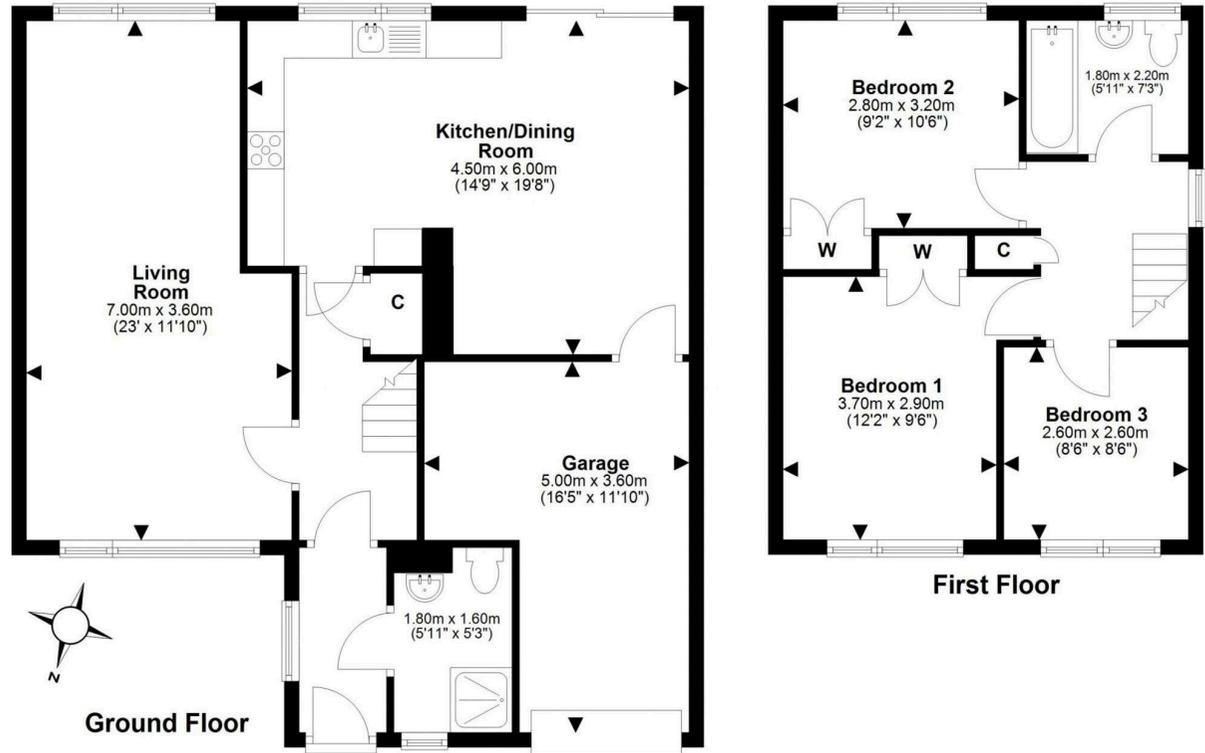
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, curtains, blinds, dining table, white goods including oven, hob, fridge, and dishwasher.

The popular conservation village of Balerno is set approximately seven miles west of Edinburgh. The village offers an excellent selection of convenience shopping and further supermarket facilities are available at The Gyle Centre which is only a short distance away. Schooling is well represented from nursery through to senior level at the highly regarded Balerno High School. Heriot Watt University's Riccarton Campus is also located nearby. For the commuter, regular bus and rail services run to the City Centre and surrounding areas. In addition, Edinburgh City Bypass gives access to the M8/M9, M90 and Forth Road Bridge. Edinburgh International Airport is also a short drive away.





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.