



12 Cockburn Crescent
Balerno, EH14 7EN

No Onward Chain
Ideal For Growing Families & Downsizers
No. 44 Bus Route On Doorstep, With Regular Service To The City Centre Roughly Every 20 Minutes
Potential For Extension
EPC: Rating D
Council tax: Band E

Set just a stone's throw from a bus stop with a regular No. 44 service to the city centre, **12 Cockburn Crescent** is a well-proportioned and rarely available two-bedroom link-attached bungalow enjoying superb open views towards the Pentland Hills and the surrounding countryside.

Internally, the accommodation is presented in neutral tones throughout, offering a blank canvas for modernisation and personalisation. To the front, the bright and spacious living room benefits from a large picture window framing the open outlook and flooding the room with natural light. A central fireplace with electric fire provides an attractive focal point.

To the rear, the fitted kitchen offers a range of wall and base units and remains fully functional, while presenting excellent scope for upgrading or potential extension (subject to the necessary planning consents), as seen with similar properties on the street incorporating the garage space. Both bedrooms are well-proportioned and feature fitted wardrobes, complemented by additional hallway storage. The integral garage, complete with an electric up-and-over door, provides valuable storage and includes plumbing to the rear for a washing machine, creating a practical utility area.

Externally, the property boasts well-maintained private gardens to both the front and rear. The front garden is designed for low maintenance, laid mainly with decorative stone and mature planting, while the driveway offers off-street parking for multiple vehicles and access to the garage. The rear garden is attractively landscaped with areas of lawn, patio, a pond and established shrub beds, all enclosed by timber fencing to provide a secure and private setting.

Accommodation In summary:

Entrance Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom, Integral Garage, Double Glazing and Gas Central Heating

Location:

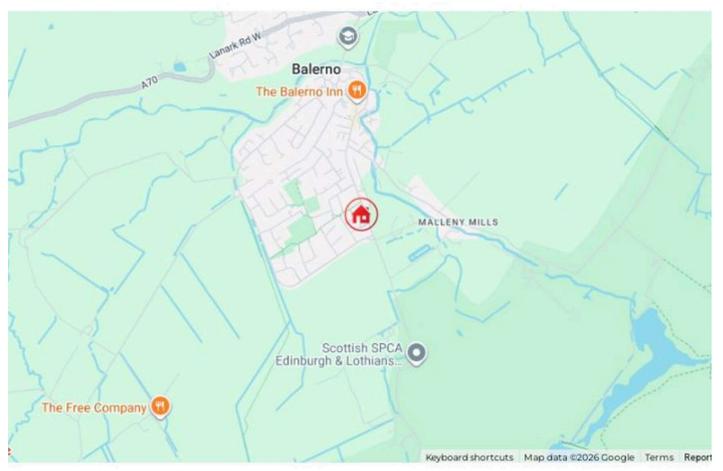
Balerno is located eight miles south west of Edinburgh city centre and is a popular conservation village. With a wide range of property types, from large villas to flats, this suburb has something to suit everyone. The area boasts good local shopping opportunities, and supermarket shopping just a short distance away. As well as excellent local nurseries and schools, Heriot Watt University's Riccarton Campus is also situated nearby. The area offers excellent transport links for commuters, with good bus and train services to the city centre and easy access to the bypass and motorways further afield. Local leisure opportunities are abundant here too, with walking, biking and horse riding to be found locally.

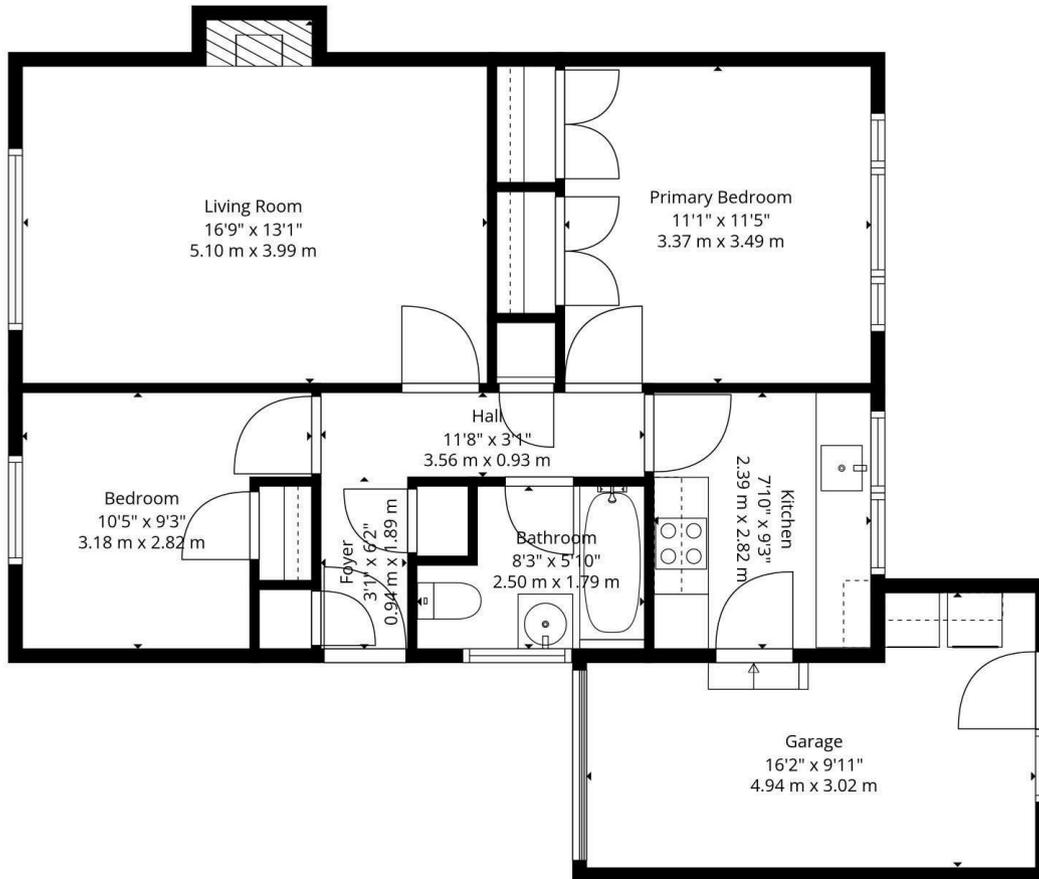












TOTAL: 779 sq. ft, 72 m2

1st floor: 779 sq. ft, 72 m2

EXCLUDED AREAS: FIREPLACE: 8 sq. ft, 1 m2, WALLS: 71 sq. ft, 7 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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