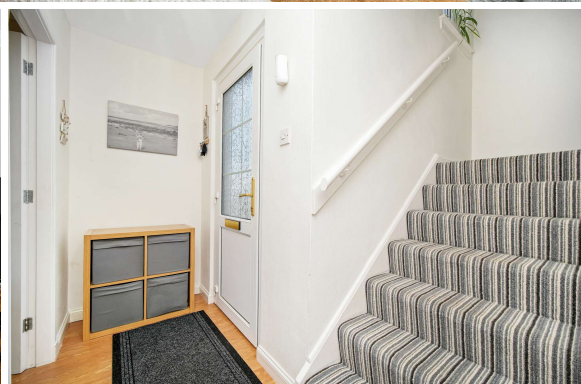




15 Marchbank Way  
BALERNO | EDINBURGH | EH14 7LP

  
**warners**  
solicitors & estate agents



## 15 Marchbank Way

BALERNO | EDINBURGH | EH14 7LP

Generous and well presented two bedroomed mid terraced villa, nestled in the sought-after village of Balerno. This bright and airy home will suit a variety of purchasers - first-time buyers, young families, and city professionals looking for an easy commute. Conveniently located, the property is within walking distance of all the fantastic amenities Balerno has to offer including schooling a both primary and secondary.

The accommodation comprises entrance hallway with handy storage cupboard, spacious living/dining room with feature fireplace and fire, well-appointed fitted galley kitchen with breakfasting area and door leading to the rear garden, two bedrooms, one with fitted storage, and a contemporary bathroom with mains shower over bath and vanity sink unit. Further benefits include gas central heating, double glazing, good storage options including Ramsay access to attic storage and externally, an enclosed sunny south-westerly facing rear garden with patio area and lawn, and a mono-blocked driveway to the front as well as ample on street parking.

- Well presented and bright terraced villa
- Generous living/dining room
- Breakfasting fitted galley kitchen
- Two double bedrooms, one with fitted storage
- Contemporary bathroom with mains shower over bath
- Fantastic storage options including Ramsay ladder access to the attic
- Gas central heating and double glazing
- South-westerly facing garden accessed from kitchen
- Mono-blocked drive/front.

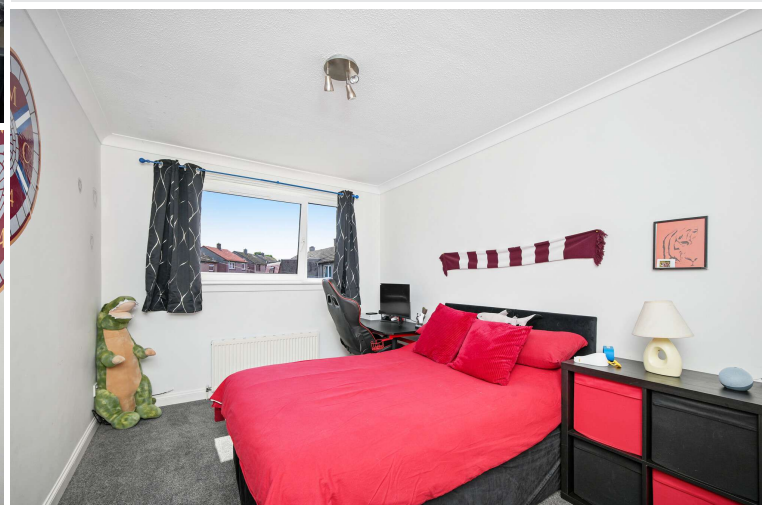
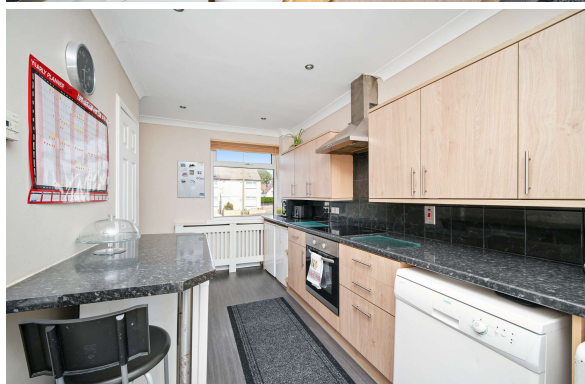
Energy Rating C. Council Tax B.

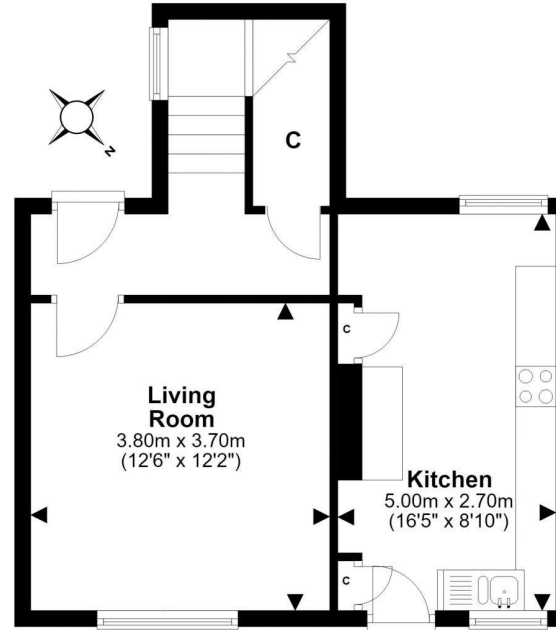
All fixtures, fittings, integrated kitchen appliances, washing machine, tumble dryer, dishwasher, undercounter fridge and freezer, double wardrobe, curtains, blinds and garden furniture will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

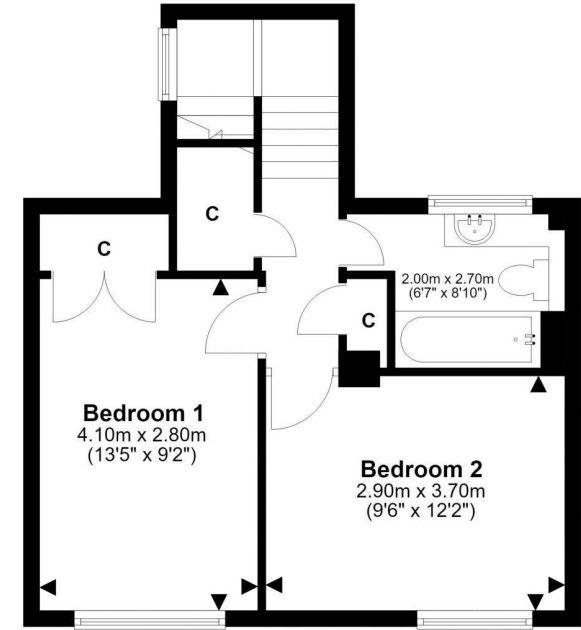


The popular conservation village of Balerno is set approximately seven miles west of Edinburgh. The village offers an excellent selection of convenience shopping and further supermarket facilities are available at The Gyle Centre which is only a short distance away. Schooling is well represented from 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.





**Ground Floor**



**First Floor**

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.