



Location

Situated in the picturesque village of Balerno, this 5 bedroom detached bungalow enjoys a prime position within a quiet, family friendly cul-de-sac. Perfectly located for access to excellent local schools, amenities, and transport links into Edinburgh, this is a rare opportunity to own this beautiful home in one of Balerno's most prestigious addresses.

Balerno is a thriving suburb, just south west of the city centre, with a surprisingly rural feel and open views across the countryside. The area is renowned for its excellent local amenities within the heart of the conservation village, with a range of local shops, cafes and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

The property is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition there is a rugby club, tennis and several golf courses and the Oriam (national performance centre for sport) close by. This location offers a peaceful village lifestyle while remaining well-connected to Edinburgh city centre via regular bus services and nearby rail links from Curriehill Station, as well as swift access to the City Bypass and motorway network.

The village is served by Dean Park Primary and Balerno Community High School, both only a short distance away. Heriot-Watt University is less than 3 miles away.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright and spacious living/dining room with fireplace and doors, with a view across the hills, leading to a patio area

Large kitchen with built in hob, oven, dishwasher and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Utility room with space for a washing machine and tumble drier.

Principal bedroom with built in storage and ensuite with shower, WC & wash basin

4 further bedrooms

Family bathroom with shower over bath, wash basin and WC

Cloakroom with wash basin and WC

The property offers excellent storage with 3 of the 5 bedrooms having built in storage and 2 built in cupboards in the hallway.

Extras

Double garage

Large driveway

Well maintained large private gardens to front, side and rear of the property

Gas Central Heating

Very flexible accommodation

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

