










Offers Over
£275,000

5/1 Byrne Crescent

Balerno | Edinburgh | EH14 5FF

This spacious and beautifully presented ground floor flat with private outside patio is quietly situated within a modern CALA development, in the popular village of Balerno close to excellent local amenities and commuting links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Private Patio & Communal Garden
-  EPC Rating – B
-  Council Tax Band - E



Description

The contemporary accommodation would make an ideal purchase for professionals or those wishing to downsize and in brief comprises; secure entry system, welcoming entrance hallway with useful built-in storage and utility cupboard, generously proportioned and bright reception/dining room with French doors to private patio and open plan to modern fitted kitchen with integrated appliances, light and airy principle bedroom with en-suite shower room, second well proportioned double bedroom and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, double oven, integrated fridge/freezer and integrated dishwasher.

Gardens, Parking & Factor

The property is situated within beautifully maintained communal garden grounds and an allocated parking space can be found to the front. A factoring fee is made payable to Ross & Liddell for the upkeep of the communal areas of approximately £77 per month. This also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





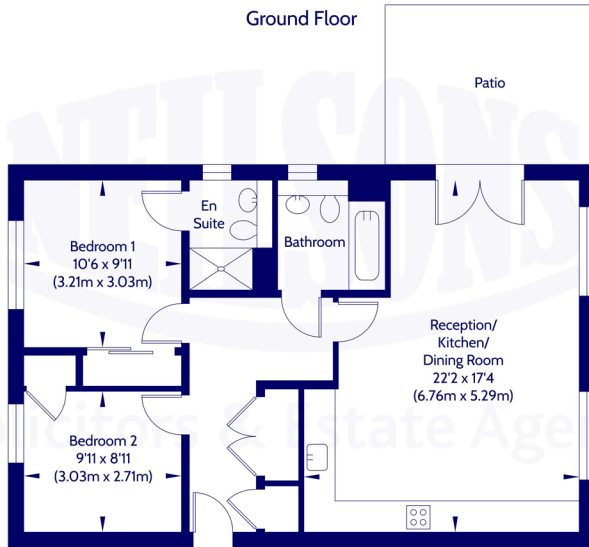
Location

The much sought after village of Balerno lies approximately 8 miles to the south west of the city centre on the edge of the Pentland Hills Regional Park. Excellent reputable schools are close at hand, including Dean Park Primary School and Balerno High School, with Heriot Watt University and its excellent Oriam Sports Centre also nearby. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Forth Bridges and Edinburgh International Airport. Excellent bus services provide swift access to the city centre and surrounding areas and Curriehill train station is within walking distance. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club, and lush woodland and forest walks along the Water of Leith, Pentland Hills and Malleny National Trust Gardens. There is also a play park within the development, located moments away.





Approx. Gross Internal Floor Area 72 Sq M / 776 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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