










Offers Over

£360,000

18 Cockburn Crescent

Balerno | Edinburgh | EH14 7EN

An exceptionally appealing linked detached bungalow, enjoying an enviable corner position boasting spectacular Pentland views and resting on the edge of open fields and countryside in the capital's desirable Balerno area.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

Well connected to the city via regular public transport links, this charming home has been extended over the years to form a highly flexible, split level living space, well suited to growing families and those working from home on a permanent basis.

The accommodation is well presented throughout and briefly comprises: entrance hall, light filled dining hall which enjoys delightful west facing views over the over the neighbouring fields and acts as a natural hub of the house, steps lead down to a generously proportioned reception room with near floor to ceiling windows overlooking the rear garden and sliding doors leading to a versatile garden room which would make an excellent home office and has direct access to the outside, stylish modern kitchen with a range of cream base and wall units, complete with coordinated worktops, appliances and a skylight, a large utility room and store, with good potential to develop further (STC).

The space continues with a well-proportioned south facing principal bedroom complete with walk-in wardrobe, fitted wardrobes and en-suite shower room, a downstairs double bedroom which is currently in use as an additional reception room, two similarly sized double bedrooms on the upper level both with storage, and finally the main family bathroom with three piece white suite, tiling to splash areas and over-bath electric shower/splash screen.



Extras

All blinds, curtain poles, light fittings, table and book case in the dining hall, free standing and integrated kitchen appliances (except for the microwave) and the white goods in the utility room (with the exception of the tumble dryer) will be included.

Please note that the small oven in the cooker is not in working order and will be included as is.

Gardens and Parking

To the front of the house a monobloc driveway provides superb off-street parking and sits next to an attractive private garden, packed with a variety of small trees and shrubs. To the rear is a tranquil, fully enclosed garden, laid to low maintenance paving and offering a peaceful spot to relax and entertain during the warmer months.

Viewing

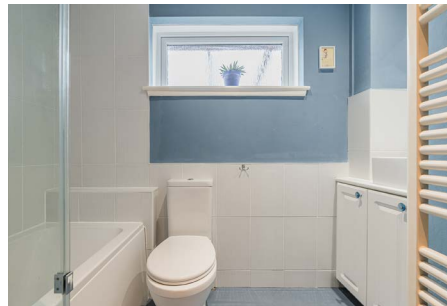
By appointment through Neilsons (0131 625 2222).





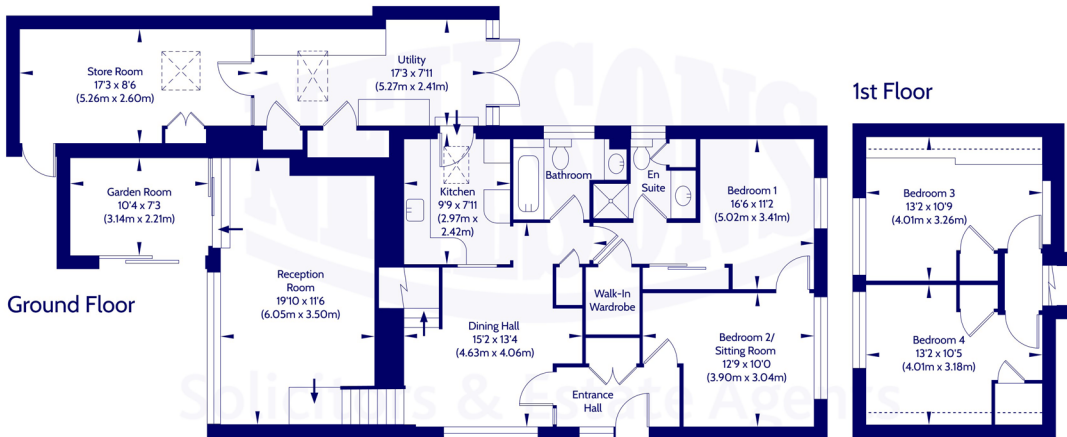
Location

Located approximately nine miles west of Edinburgh City Centre, the charming area of Balerno has a delightful village feel and offers a peaceful suburban setting close to some of Edinburgh's most beloved outdoor spaces. Popular with families, the village boasts highly regarded schools and great recreational facilities including a wealth of outdoor opportunities with walking routes and cycle paths and indoor sports facilities ensuring residents can stay active all year round. The Pentland Hills Regional Park, Water of Leith Walkway and Colinton Dell are all within easy reach. Despite its quaint village feel Balerno remains well connected to a host of nearby amenities. A frequent bus service located just across the road connects residents to the vibrant city centre of Edinburgh, and further retail facilities are available at Hermiston Gait and The Gyle Shopping Centre. Edinburgh International Airport and Scotland's central motorway network are also close at hand, as well as rail connections at nearby Curriehill station.





Approx. Gross Internal Floor Area 151 Sq M / 1623 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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

