

COULTERS<sup>©</sup>

# 3 HARLAW ROAD

BALERNO, EDINBURGH, EH14 7BA

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

3 Harlaw Road is an exceptionally charming maindoor lower villa, peacefully positioned on a leafy no-through road in the highly desirable village of Balerno. Set beside the tranquil Bavelaw Burn and surrounded by mature greenery, the property enjoys a truly idyllic setting where the gentle sound of flowing water and abundance of nature create a wonderfully calm and relaxing atmosphere.

Beautifully presented throughout, the home has been thoughtfully upgraded by the current owners and now offers stylish, contemporary living while retaining a great deal of character and warmth. The standout feature of the property is the stunning open-plan kitchen, dining and living space, which has been substantially enhanced to create a superb heart of the home. Finished with a bespoke kitchen, tasteful décor and open fire, this impressive space is ideal for both everyday family life and entertaining, combining modern functionality with a cosy and inviting feel.

The accommodation further comprises a welcoming entrance vestibule, a generous principal double bedroom, a second bright double bedroom and a versatile third bedroom, ideal as a home office or nursery. A shower room completes the internal accommodation.

## KEY FEATURES



Main door lower flat in tranquil setting.



Lovely private and shared gardens.



Delightful local walks right on the doorstep.



EPC Rating - C



Beautiful open plan kitchen, dining and sitting room.



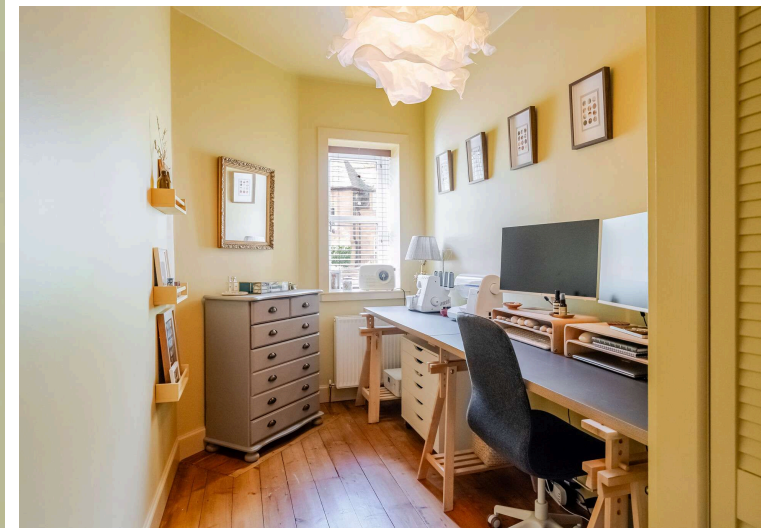
Single garage and parking space.



Walking distance to local schools.



Council Tax Band - D



To the rear, the private garden has been designed for low maintenance and provides a perfect spot to sit and enjoy the peaceful setting. Extensive communal gardens bordered by mature trees further enhance the tranquil atmosphere.

A parking space is available to the front of the property and the home also benefits from a separate lock-up garage, offering excellent additional storage or secure parking.

Gas central heating and double glazing have been fitted throughout.





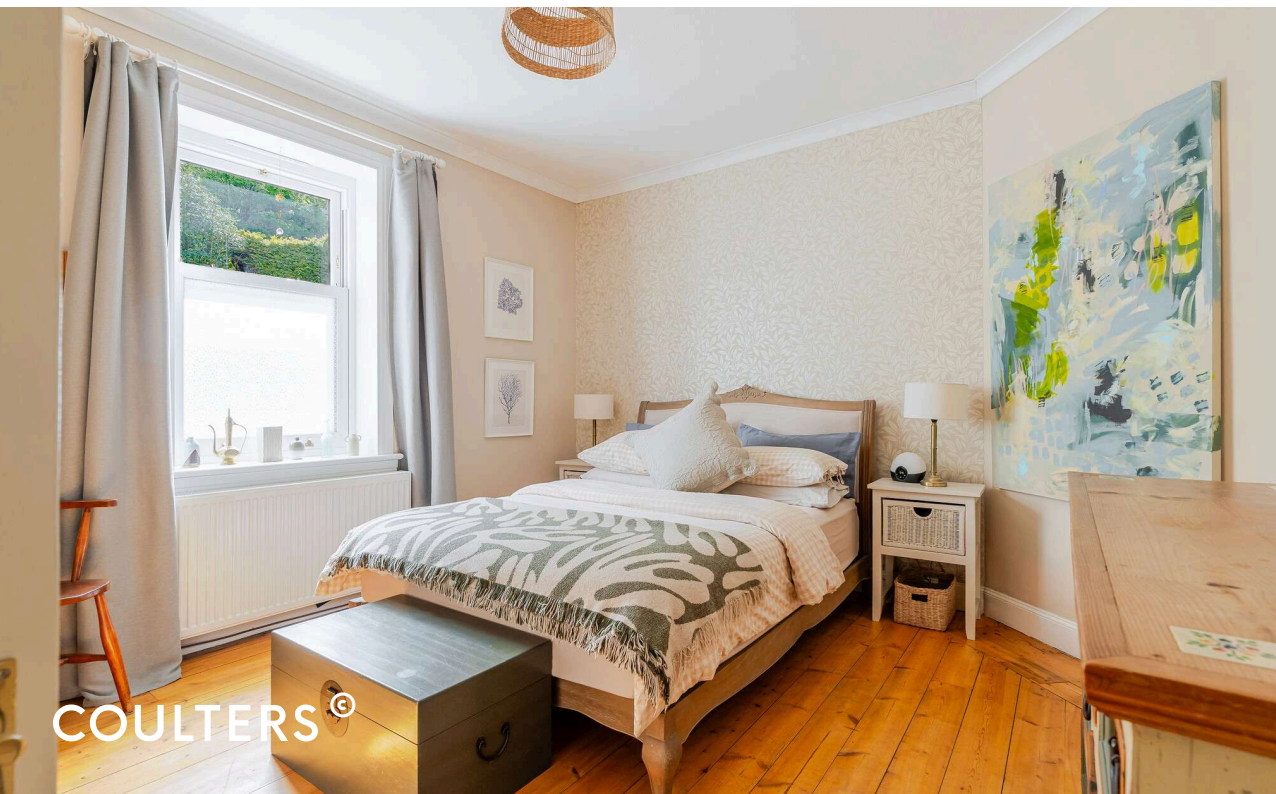
## THE LOCAL AREA

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away. The area caters for everyday needs with services including shops, restaurants, traditional pubs, a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary, Dean Park Primary, and secondary schooling at Balerno Community High School, and private education is a short drive away.

The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

## EXTRAS

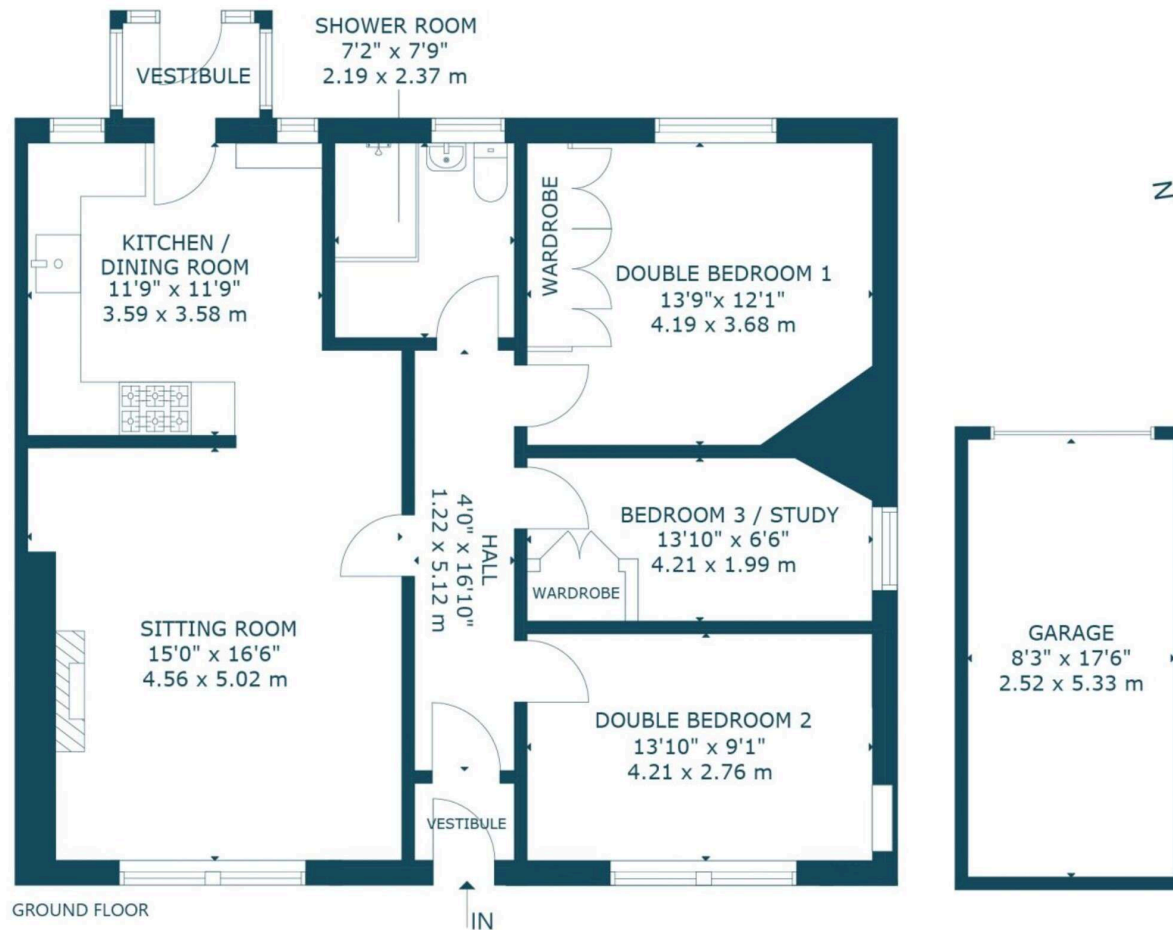
All blinds, curtains, fitted flooring and integrated appliances are included in the sale price. Some light fittings including the kitchen and bedroom pendant lights, will be removed prior to sale. Other items may be available by separate negotiation.



**HOME REPORT VALUATION: £350,000**



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GROUND FLOOR

3 HARLAW ROAD, BALERNO, EDINBURGH, EH14 7BA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ FT / 92 SQ M  
 GARAGE 145 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.