










Offers Over
£475,000

4 Cherry Tree Crescent

Balerno | Edinburgh | EH14 5AL

Fantastic opportunity to acquire this rarely available and generously proportioned three-bedroom detached bungalow, ideally positioned within a quiet pocket of the sought-after village of Balerno. Close to excellent amenities, transport links, and reputable schooling at both primary and secondary level, the property offers an ideal home for growing families, while also presenting excellent potential for buyers to put their own stamp on.

-  3 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - D
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance vestibule, leading into a central hallway with a double cloak cupboard and a further cupboard housing the boiler (upgraded in 2024). The lounge is bright and spacious, centred around a gas fireplace, and flows seamlessly into a lovely conservatory/sun room which enjoys a bright triple aspect. The well-appointed kitchen is fitted with a range of integrated white goods, complemented by partial panelling in splash areas with matching worktops, along with under-unit and in-cabinet lighting. There is a good amount of storage and workspace throughout. A separate dining room provides further flexibility, with a rear aspect, a breakfast hatch from the kitchen, and additional access into the lounge. There are three generously sized double bedrooms. The principal bedroom is quietly positioned to the rear and benefits from a cupboard and en suite, fitted with a shower, partial tiling/panelling, and a heated towel rail. Bedroom two is a good-sized front-facing double with an integrated double wardrobe, while bedroom three is another sizeable front-facing double, also featuring an integrated double wardrobe. All bedrooms offer ample space for freestanding furniture and flexible configurations. The main bathroom is fitted with a shower over bath and finished with partial tiling and panelling, along with a heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys charming, mature private gardens. The rear garden features a patio, greenhouse, pond, and well-stocked borders with plants and shrubs, enclosed by hedging. To the front, the garden is designed for low maintenance with chip stone. A double garage with electric door and a driveway provide superb off-street parking.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and washing machine, fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

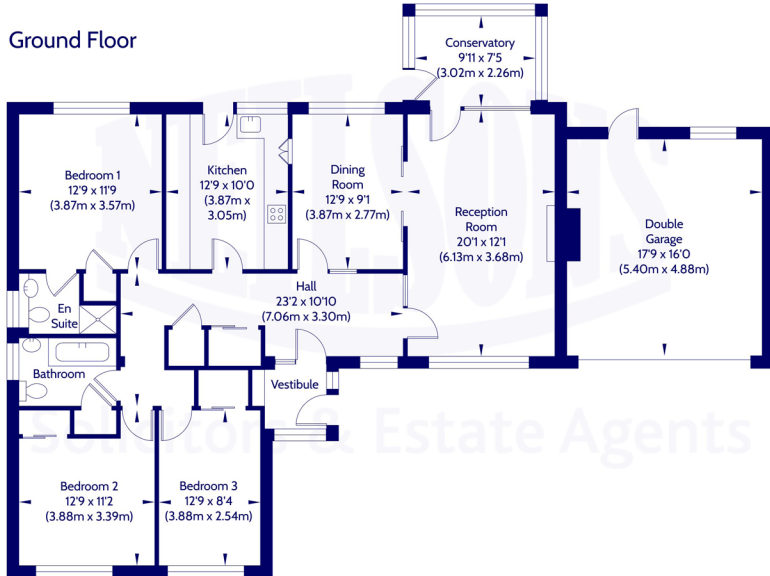
The much sought after village of Balerno lies to the southwest of the City Centre on the edge of the Pentland Hills Regional Park. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network, Forth Bridges and Edinburgh International Airport and regular public transport provides swift access to the City Centre and surrounding areas. 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. Highly regarded schooling is available at all levels with Heriot Watt University and its excellent Oriam Sports Centre also close at hand. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, the Pentlands Regional Park and walks along the Union Canal and the Water of Leith.





Approx. Gross Internal Floor Area 124 Sq M / 1335 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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

