



Solicitors & Estate Agents










Fixed Price

£195,000

57 Cairns Gardens

Balerno | Edinburgh | EH14 7HJ

A fantastic opportunity has arisen to purchase this impressive and generously proportioned main door villa, quietly situated within a pleasant tree-lined cul-de-sac. The property is well suited to first time buyers, those looking to downsize or young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Front & Rear Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The property has been maintained in good condition throughout and features neutral décor complemented by modern fixtures and fittings, offering a versatile and move-in-ready home.

The accommodation comprises a welcoming hallway with built-in storage, leading to a bright and spacious reception room. The living area benefits from a large picture window and two tilt-and-turn windows, flooding the room with natural light. The kitchen is fitted with wall and base units and finished with subway tiling to splash areas. A rear door provides access to the private garden. There are two well-proportioned double bedrooms. The front-facing principal bedroom offers built-in wardrobes, while the rear-facing secondary bedroom features additional built-in storage, including a clothes hanging rail. The modern bathroom is fitted with a crisp white two-piece suite, a corner cubicle with a thermostatic shower, contemporary tiling, and a stand-up radiator.



Extras

The property shall be sold with all fixtures, fittings and fitted floor coverings.

Gardens & Garage

Externally, the property benefits from a private rear garden laid mainly to lawn, complemented by a planted border and a timber shed along with a private front garden with a decorative lawn and mature shrubbery border. A single lock-up garage is located a short walk from the property, and free on-street parking is available to the front.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

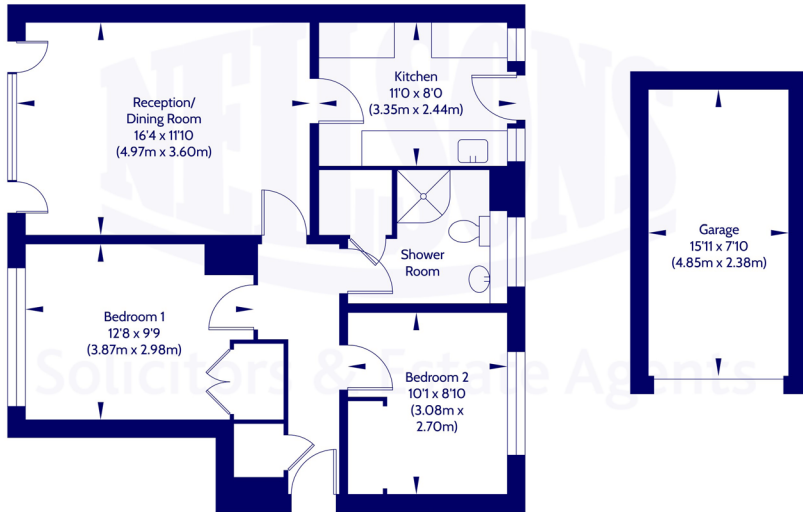
Balerno is a popular conservation village which lies approximately nine miles southwest of Edinburgh City Centre and is famous for its charming semirural atmosphere. Nearby walkways and cycle paths link the area with the City Centre, together with some beautiful hillside walks in the dramatic open spaces of the nearby Pentland Hills Regional Park. The Edinburgh City Bypass is approximately four miles to the east which in turn gives access to all major trunk routes to the North, South, Edinburgh International Airport and Glasgow. Curriehill Railway Station is also nearby together with frequent busses to the city centre and surrounding areas. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.





Approx. Gross Internal Floor Area 61 Sq M / 657 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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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

