



28 Marchbank Way
BALERNO | EDINBURGH | EH14 7LW


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solicitors & estate agents



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Most impressive and exceptionally well presented three bedroom mid terraced villa quietly located in the charming village of Balerno. The property is offered to the market in beautiful order throughout and would make an ideal purchase for an individual, couple or a small family.

The accommodation comprises of an entrance hallway with under-stair utility/cloaks storage, spacious dual aspect living/dining room with feature fire and bespoke shelving, galley kitchen, giving direct access to the rear garden, fitted with modern floor and wall units and integrated appliances, two double bedrooms, a large single bedroom with a high bed above fitted storage, and a family bathroom with mains shower over deep bath completes the internal accommodation. Externally, there is a lovely front garden with shrubs, lawn and feature lighting and the rear garden is enclosed with patio and seating areas, easy maintenance lawn, and shed. The property also benefits from gas central heating, double glazing and fantastic storage options throughout.

- Beautifully presented three bed terraced villa
- Bright and generous dual aspect living/dining room
- Fitted galley kitchen with access to enclosed rear garden
- Two double bedrooms and a large single bedroom
- Family bathroom with shower over deep bath
- Gas central heating and double glazing
- Fantastic storage options throughout
- Lovely landscaped front and rear gardens

Energy Rating C, Council Tax B

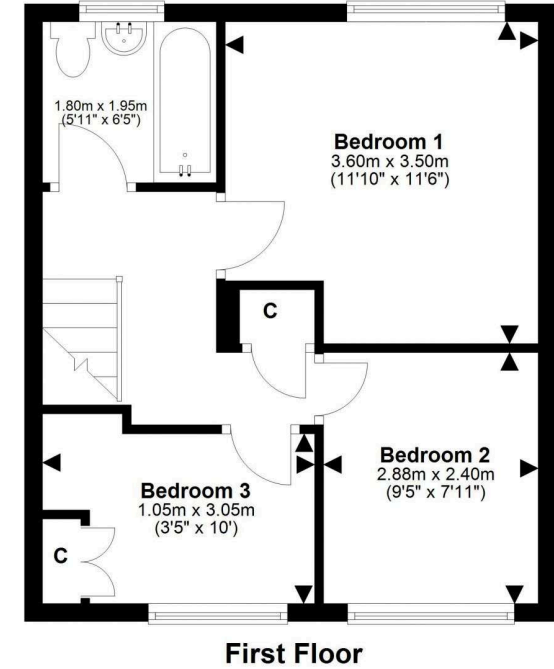
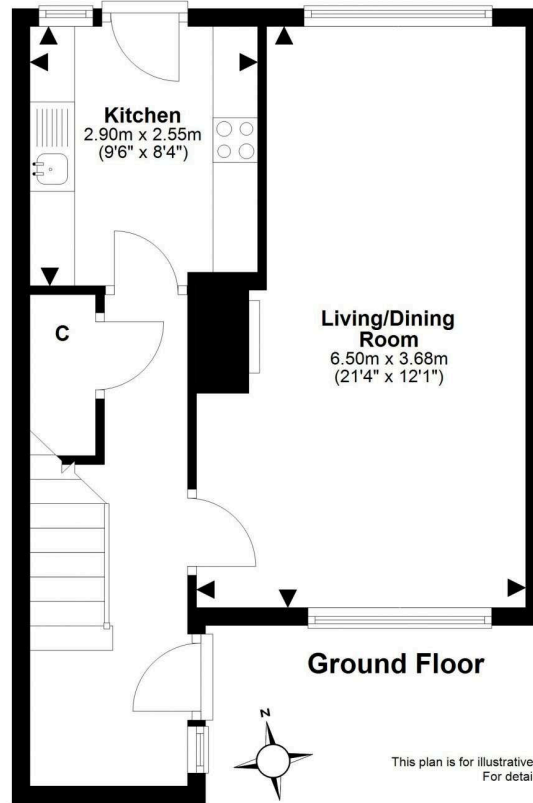
All fixtures, fittings, (excluding the TV Brackets) the dishwasher, integrated oven/hob, fridge, shed in the back garden, bathroom storage unit and all the integrated storage within the primary bedroom is included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The popular conservation village of Balerno is set approximately seven miles west of Edinburgh. The village offers an excellent selection of convenience shopping and further supermarket facilities are available at The Gyle Centre which is only a short distance away. Schooling is well represented from nursery through to senior level at the highly regarded Balerno High School. Heriot Watt University's Riccarton Campus is also located nearby. For the commuter, regular bus and rail services run to the City Centre and surrounding areas. In addition, Edinburgh City Bypass gives access to the M8/M9, M90 and Forth Road Bridge. Edinburgh International Airport is also a short drive away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.