



16 Deanpark Grove  
BALERNO | EDINBURGH | EH14 7EA

  
**warners**  
solicitors & estate agents



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Warners are delighted to present to market this stylish two-bedroom main door upper villa with private garden and summerhouse.

A fantastic opportunity to acquire this attractive two-bedroom main door upper villa, ideally positioned within the highly regarded Balerno area of Edinburgh. Offering bright, well-proportioned accommodation together with a generous private garden, the property would make an excellent choice for first-time buyers or professional couples.

A welcoming entrance and staircase lead to the main hallway, where attractive real wood flooring continues through much of the accommodation. A useful storage cupboard adds to the practicality of the home.

The spacious twin-windowed lounge provides a comfortable main living space, with a feature fireplace and oak mantel creating an attractive focal point. The adjoining breakfasting kitchen is fitted with a contemporary range of units and a combination of integrated and freestanding appliances, with sufficient space for a small dining table or breakfast area.

There are two well-proportioned double bedrooms offering flexibility for a couple, small family or those requiring a dedicated guest room. A modern shower room with underfloor heating completes the internal accommodation.

Outside, the property enjoys a fully enclosed mature rear garden, mainly laid to lawn with a patio area providing an ideal setting for outdoor dining and relaxing. A particularly useful addition is the summerhouse, which benefits from both electricity and internet connection, making it an excellent home office, hobby room or additional workspace, with adjacent shed for storage. There is also unrestricted on-street parking available nearby.

Further benefits include gas central heating, double glazing and useful attic storage.

The property combines comfortable accommodation with excellent private outdoor space and a highly desirable Balerno location, making early viewing highly recommended.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Council tax band B, EPC rating C

Extras to be included in sale - Beko dishwasher, Tado Smart Home device, bedroom 1 wardrobes (behind curtains), wardrobes in bedroom 2/office, shoe storage in hallway. All curtain poles.

Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.



