

COULTERS®

THORNYCROFT 1 STATION LOAN

BALERNO, EDINBURGH, EH14 7AW

 4 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A handsome Edwardian semi-detached house dating from circa 1912, Thornycroft occupies a particularly peaceful position within a quiet cul-de-sac, surrounded by a varied collection of attractive house styles. A standout feature is the exceptional plot, extending to approximately a quarter of an acre, with beautifully maintained gardens providing an impressive amount of private outdoor space. A driveway to the front adds further convenience, while the house itself combines excellent proportions, a practical layout and an abundance of attractive period features.



The property is entered via a charming porch, which opens into a welcoming hallway with the grand staircase rising to the upper floor. Down the hall, the dual aspect sitting and dining room are both bright and spacious making for a space well-suited to modern family life and entertaining. For cosy evenings, the sitting room is centred around a working gas fire and surround. A separate conservatory offers another pleasant reception space, enjoying views and direct access to the exceptional rear garden. This provides a lovely connection between the house and garden, with the extensive grounds offering numerous areas in which to sit, dine and enjoy the outdoors. Also at ground-floor level is a large study with beautiful bay window, cornicing and gas fire and surround.



KEY FEATURES



Four bedroom semi-detached house on substantial plot.



Exceptional potential for development.



Approximately a quarter acre of beautiful gardens.



Private driveway.



Walking distance to local schools.



Shops, cafes and restaurants accessible on foot.



EPC Rating - E



Council Tax Band - G



The kitchen is well equipped with a range of wall and floor mounted units and a pleasant outlook over the garden. The adjoining utility space provides useful additional storage and facilities.

The first floor provides four bedrooms, with each room benefiting from the generous proportions characteristic of the property. The principal bedroom is particularly spacious, and has its own en suite, while the remaining bedrooms offer comfortable and versatile accommodation for family, guests or home working. A well-appointed bathroom completes the first-floor accommodation.





MORE INFORMATION

The garden is undoubtedly one of Thornycroft's most impressive features. Extending to approximately a quarter of an acre, the beautifully maintained grounds offer an unusually generous expanse of private garden, thoughtfully arranged to provide a variety of areas for enjoyment. Mature planting and established borders enhance the setting, while the considerable extent of the plot gives the property a wonderful sense of space and seclusion.

A further notable feature is the potential for future development. The current owners have undertaken a pre-planning application with Edinburgh City Council, which received a positive response. The proposals involve dividing part of the existing plot to create a three-bedroom detached house with its own driveway, while retaining a considerable garden for Thornycroft. Further information regarding the pre-planning application and proposals is available on request.

The property is fitted with gas central heating and a mix of both double and single glazed windows.









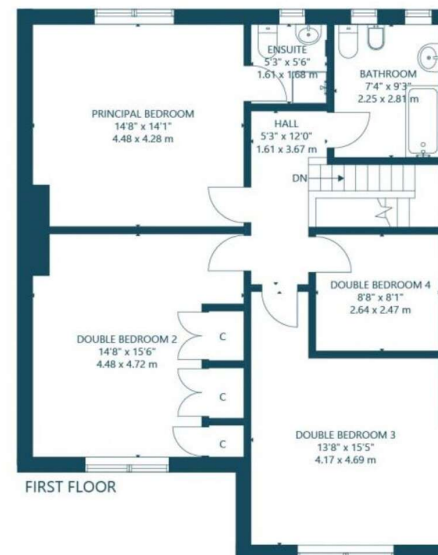
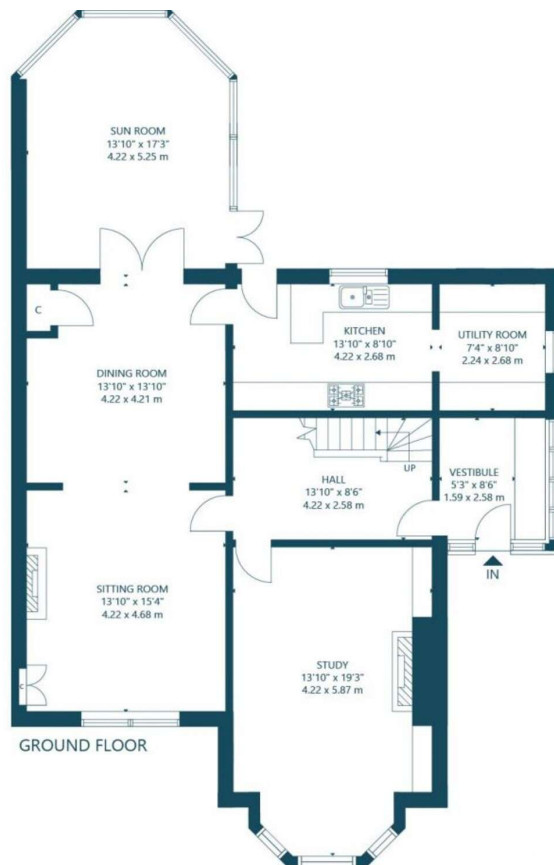
THE LOCAL AREA

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 which is just a five minute walk away. A number of highly regarded private schools are located 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, light fittings and garden sheds are included in the sale price. Other items may also be available subject to separate negotiation.

HOME REPORT VALUATION: £700,000



1 STATION LOAN, BALERNO, EDINBURGH, EH14 7AW
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,131 SQ FT / 198 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.