









Offers Over

£685,000

11 Johnsburn Haugh

Balerno | Edinburgh | EH14 7ND

An exceptionally appealing and generously proportioned detached villa, quietly located on an established leafy cul-de-sac, in the heart of Edinburgh's desirable Balerno area. Resting on a good sized plot the property is surrounded by well-kept mature gardens and backs on to delightful open parkland to the rear.

-  6 bedroom
-  2 public room
-  2 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

Though preserved to an excellent standard throughout, the property would now benefit from a degree of modernisation in places, offering a superb opportunity to create an individually designed family home within idyllic surroundings.

The Internal accommodation briefly comprises: entrance porch, welcoming hallway with stair to the upper level, convenient downstairs WC and built-in storage, bright and spacious dual facing reception room with high quality carpet to floor, focal fireplace, coving to ceiling and sliding doors leading directly out to the rear garden, versatile dining/family room, well proportioned breakfasting kitchen, fitted with an excellent variety of good quality base and wall mounted units, complete with contrasting wipe-clean worktop, tiling to splash areas and a selection of built-in appliances, utility room with exterior access and guest bedroom/home office on the ground floor.



On the upper level the space continues with a galleried hallway and substantial eaves storage, large principal bedroom, featuring fitted wardrobes and a contemporary en-suite shower with counter sunk basin, WC and mains shower enclosure, two further spacious double bedrooms with fitted wardrobes, two smaller double bedrooms, and luxury family bathroom with pedestal basin, WC and corner bath.

Extras

All fitted carpets, blinds, light fittings and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a well maintained lawn, bordered by mature hedgerow and peppered with a variety of shrubs and bushes. A monobloc driveway and double garage provide excellent secure parking/overspill storage. Undoubtedly one of the standout features of this charming home is the generously sized private garden located to the rear. Bordered by hedgerow and beautiful mature trees the gardens exude a peaceful feel and back on to open park and woodland. The area has been laid mainly to lawn with well stocked borders and an area of paved patio.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

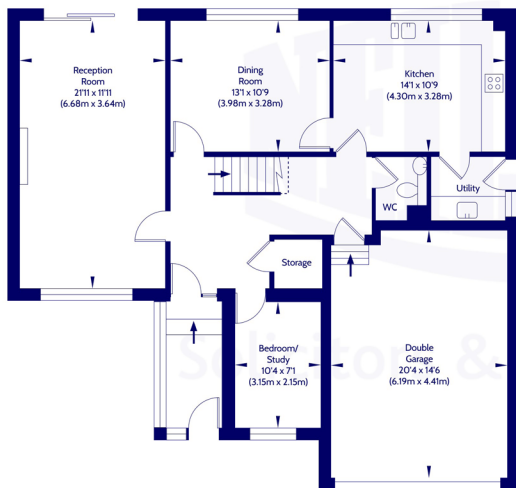
Located just eight miles west of Edinburgh City Centre, the charming area of Balerno has a delightful village feel and offers a peaceful suburban setting close to some of Edinburgh's most beloved outdoor spaces. Popular with families, the village boasts highly regarded schools and great recreational facilities including a wealth of outdoor opportunities with walking routes and cycle paths and indoor sports facilities ensuring residents can stay active all year round. The Pentland Hills Regional Park, Water of Leith Walkway and Colinton Dell are all within easy reach. Despite its quaint village feel Balerno remains well-connected to a host of nearby amenities. A short commute connects residents to the vibrant city centre of Edinburgh, and further retail facilities are available at Hermiston Gait and The Gyle Shopping Centre. Edinburgh International Airport and Scotland's central motorway network are also close at hand, as well as rail connections at nearby Curriehill station.



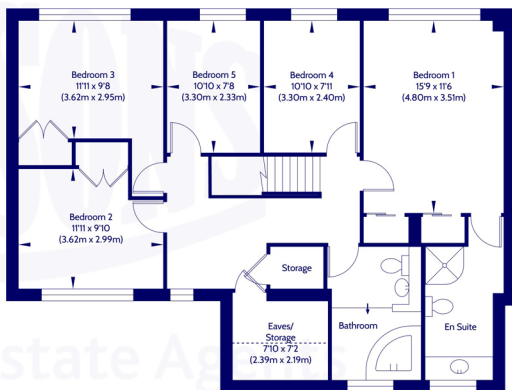


Approx. Gross Internal Floor Area 181 Sq M / 1941 Sq Ft.

Ground Floor



First 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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