



5/5 Balfron Loan  
CLERMISTON | EDINBURGH | EH4 7LA

**warners**  
solicitors & estate agents



## 5/5 Balfron Loan

CLERMISTON | EDINBURGH | EH4 7LA

Bright and spacious top floor flat with views over Corstorphine Hill to the rear, ideally situated within the high amenity district of Clermiston close to fantastic local amenities, public transport and road links. This well presented property boasts a private garden, private external storage, and will make an ideal home which will appeal to a variety of buyers.

The entrance hallway with storage welcomes you to the property. The spacious living/dining room allows for an abundance of natural light via dual panes and the kitchen is fitted with modern, high gloss floor and wall units with integrated, and space for appliances. The three bedrooms are doubles, two with fitted storage, and the family bathroom with mains shower over bath and vanity sink unit completes the accommodation. Further benefits are gas central heating and double glazing, and externally a private garden and unrestricted on street parking.

- Well presented top (second) floor flat
- Private garden to the rear
- Bright and generous accommodation
- Dual windowed living/dining room
- Modern fitted kitchen with space for and integrated appliances
- Three double bedrooms, two with storage
- Gas central heating and double glazing
- Security entry system
- External private store
- Unrestricted on street parking

Council Tax B, Energy Rating C

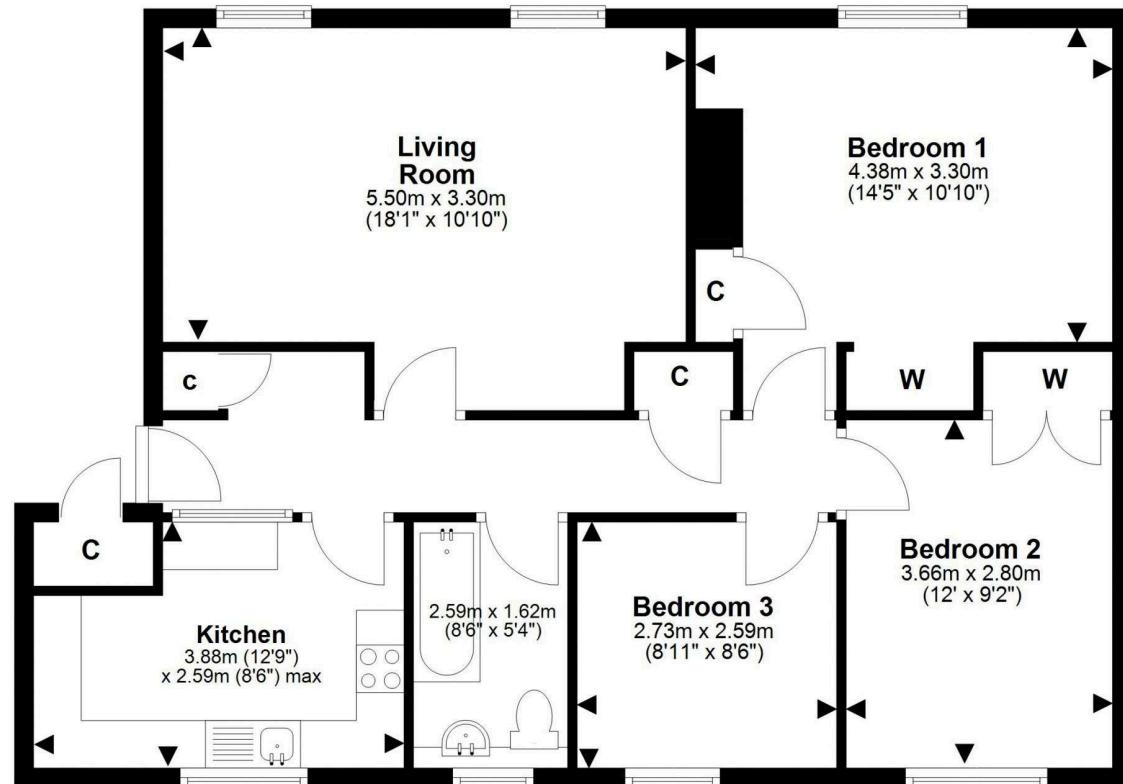
All fixtures, fittings, curtains, blinds and washing machine will be included in the sale.

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





The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenades towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance 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.