

COUNTERS®

3 CHERRY TREE CRESCENT

BALERNO, EDINBURGH, EH14 5AX

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This wonderful detached home occupies an enviable position and considerable plot within a peaceful residential neighbourhood in the desirable village of Balerno. The property has been maintained to an excellent standard and has been extended to form a spacious family home with a highly versatile layout.

The ground floor features: a well-proportioned living room with gas fire and surround; family room, also with gas fire and patio doors that offer direct access out to the garden; well-designed fitted kitchen diner with ample worktop and cupboard space; and a particular large utility room which offers a through between the front and rear gardens. Bedroom 5, currently used as a study, and a handy WC are also located on the ground floor.

Upstairs, there are four well-proportioned double bedrooms (one with large en suite shower room) and a family bathroom. Access to the partially floored loft space is available via a Ramsay ladder off the landing.

KEY FEATURES



Wonderful detached family home.



Spacious accommodation with five bedrooms.



Fully enclosed private garden.



Garage and large driveway.



Walking distance to local schools.



Beautiful walks and green spaces in the area.



EPC Rating - C



Council Tax Band - G



The lovely rear garden is beautifully kept with neat lawn, mature borders, greenhouse, sunny summerhouse and patio. There is also a front garden, which is home to a beautiful cherry blossom tree, a gravel driveway capable of accommodating multiple vehicles, and a garage with light, power and manual up and over door.

Gas central heating and double glazing have been fitted throughout.





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, and private education is a short drive away.

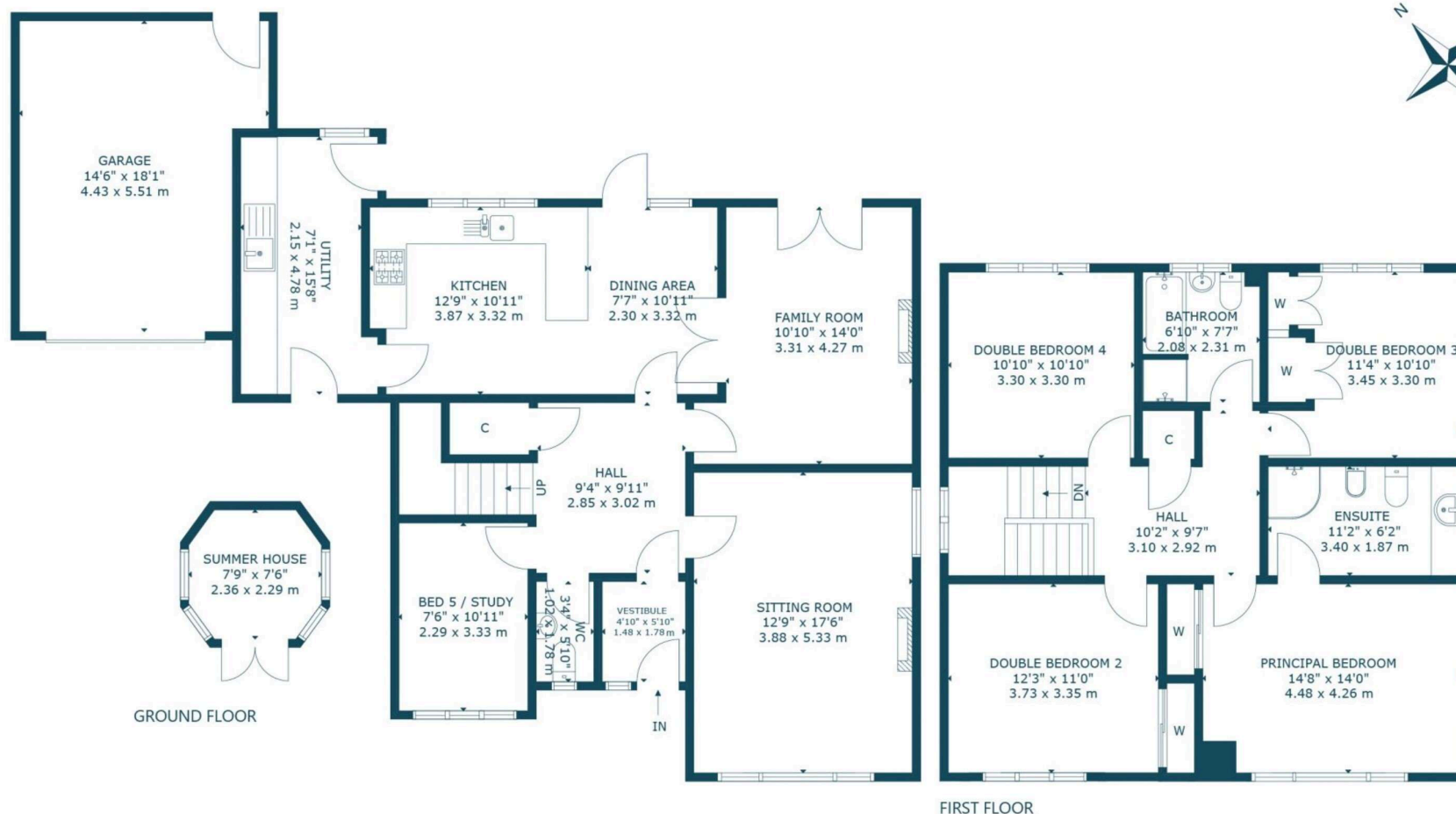
The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

EXTRAS

All blinds, curtains, light fittings (excluding the sitting room lampshade), fitted flooring and white goods (excluding washing machine) are included in the sale price.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,722 SQ FT / 160 SQ M
GARAGE 258 SQ FT / 24 SQ M - SUMMER HOUSE 54 SQ FT / 5 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.