










13 Balfron Loan

Clermiston | Edinburgh | EH4 7JZ

Superb opportunity to acquire this attractive three-bedroom extended terraced villa, quietly tucked away within the ever-popular Clermiston district. Ideally positioned close to a wide range of local amenities, excellent transport links, and reputable schooling, the property is perfectly suited to growing families and those seeking a spacious and versatile home.

-  3 bedrooms
-  1 public
-  1 bathroom
-  On-street Parking
-  Private Gardens
-  EPC Band - D
-  Council Tax Band - D



Description

The welcoming entrance hallway sets the tone with tiled flooring, a useful cloak cupboard, understairs storage, and a handy utility corner with space for freestanding appliances. The bright and generously proportioned lounge/diner features a dual aspect outlook, gas fireplace, and sliding glass doors leading directly to the rear garden – creating an ideal space for both everyday living and entertaining. The fitted kitchen provides a range of integrated and freestanding appliances, splash tiling for easy upkeep, grey units with contrasting white worktops, and the added benefit of an open pantry cupboard. A good-sized double bedroom on the ground floor offers flexibility for use as a guest room, home office, or playroom. Upstairs, the landing gives access to the attic via a Ramsay ladder. The principal bedroom is a large double with a dual aspect, a fitted dressing table, and ample space for freestanding furniture. A further double bedroom provides an overstairs cupboard and open wardrobe space. The stylish bathroom is finished with full panelled walls, a rainfall shower over bath, heated towel rail, vanity unit, and illuminated mirror.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, dishwasher, washing machine, and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property enjoys a private mature front garden, mostly laid to lawn, while the rear garden is fully enclosed and designed for easy upkeep with a patio, artificial turf, shed (included in the sale), and vential access. For the car owner, there is ample on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





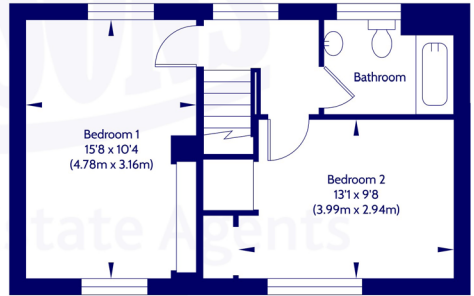
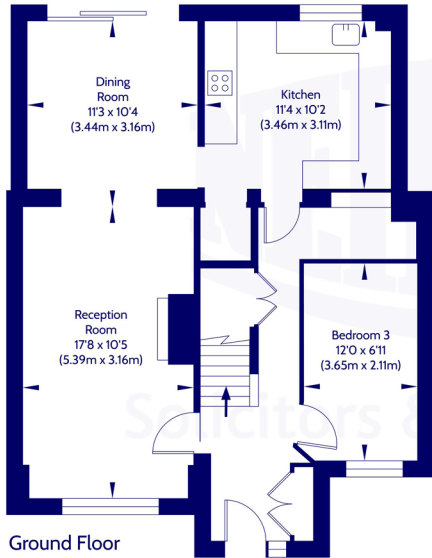
Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 100.51 Sq M / 1082 Sq Ft.



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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