



5/2 Byrne Crescent
BALERNO | EDINBURGH | EH14 5FF


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Beautifully presented ground floor apartment forming part of a highly sought after Cala development, well placed for a good range of local amenities and offering well proportioned and light filled interior throughout. Boasting direct access to a southwest facing private patio area, the property comprises; welcoming entrance hallway with excellent storage, fabulous living/dining/kitchen fitted with modern high gloss units and integrated appliances, which falls naturally into lounging and dining areas. Generous double bedroom with open outlook and fitted wardrobes, and the spacious contemporary bathroom with separate shower cubicle with dual headed mains shower. Further benefits on offer are gas central heating, double glazing, Clean Air ventilation system, and security entry phone system, and externally, landscaped communal grounds and allocated space in residents' car park.

- Beautifully presented ground floor flat with southwest facing private patio area accesses from main living space
- Open plan living/dining/kitchen with integrated appliances
- Spacious double bedroom with fitted wardrobes
- Welcoming hallway with fantastic storage options
- Contemporary bathroom with deep bath and separate shower cubicle
- Gas central heating and double glazing
- Security entry phone system
- Allocated parking space in residents' car park

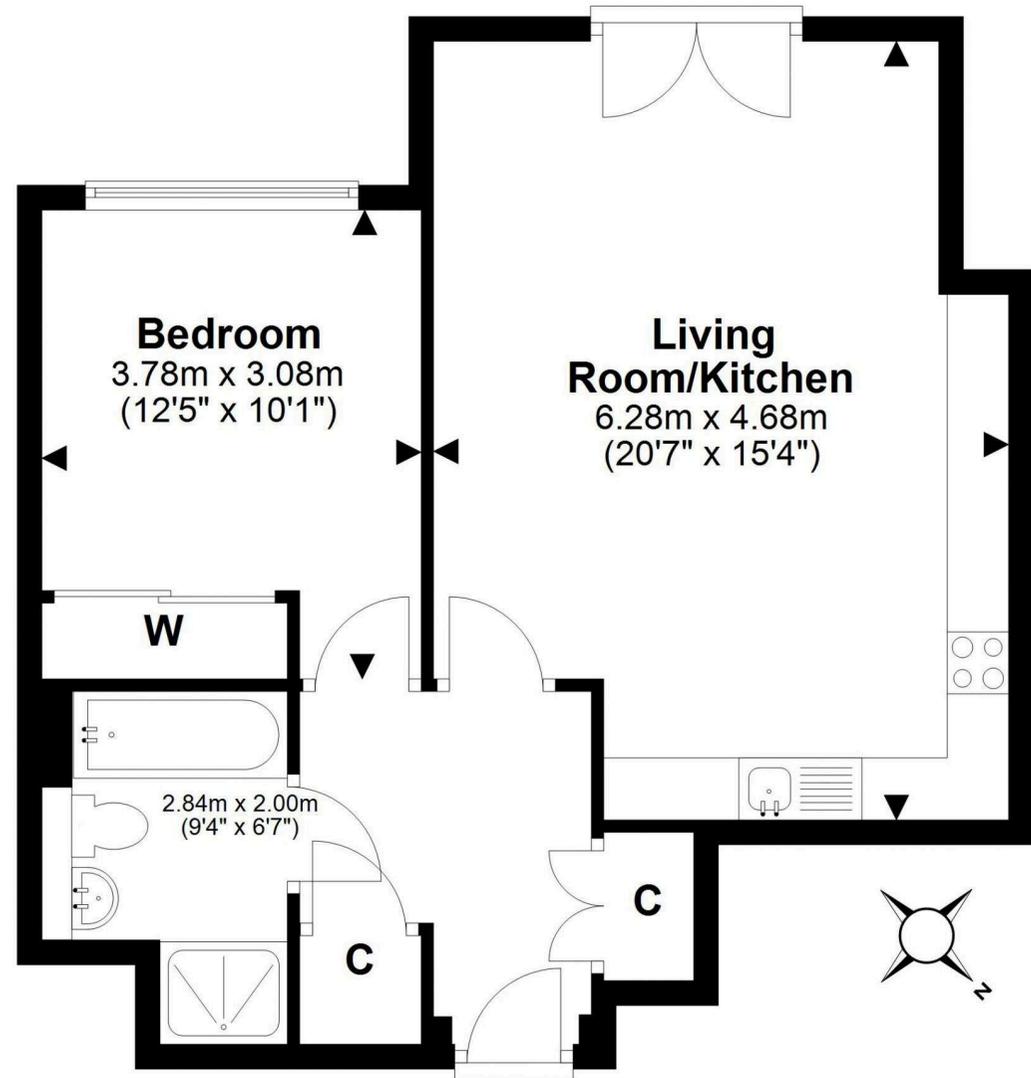
Energy rating C, Council tax band D. Factor is managed by Ross and Liddell and costs around £90 a month with a £450 deposit held. Extras included in this sale will be the fridge freezer, dishwasher, washer, dryer, curtains/poles and all the fixtures and fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.





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.