



50 Cairns Drive

Balerno, Edinburgh, EH14 7HH



VMH ESTATE AGENTS



Bright, spacious lower villa in sought-after Balerno, ideal for buyers at every stage

- Sitting/dining room
- Modern fitted kitchen
- 2 double bedrooms
- Stylish 3-piece bathroom
- Bright & spacious accommodation
- Excellent storage
- Private gardens to the front & rear
- Private garage & on-street parking
- Gas central heating & double glazing
- Popular & convenient location



Offers Over:

£200,00



Further information can be found in the home report.

🏠 About the Property

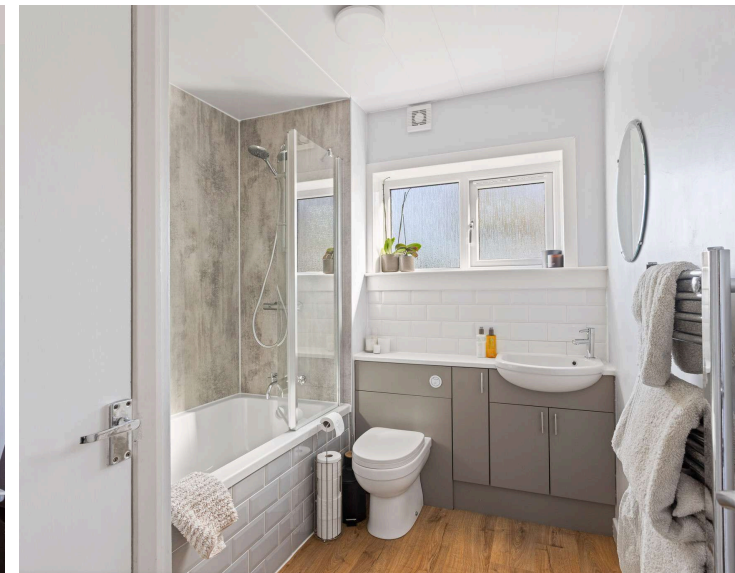
Bright and spacious lower villa set within a highly desirable residential area of Balerno, Edinburgh.

This attractive home offers flexible accommodation ideally suited to first-time buyers, growing families, and downsizers alike. Beautifully presented throughout, it features a stylish modern kitchen and contemporary bathroom, along with generous living space.

Externally, the property benefits from a lovely private garden with patio and the added convenience of a private garage.

⊕ Extras

To include all fitted carpets and fitted flooring, curtains, and blinds, light fixtures, oven, hob, extractor hood, and dishwasher. Please note the washing machine & fridge/Freezer are not included in the sale.





📍 Location

Balerno is a sought-after semi-rural area just a few miles south-west of Edinburgh city centre, offering a peaceful setting with excellent local amenities including shops, eateries, pubs and a regular farmers' market. Nearby, The Gyle Shopping Centre provides extensive retail and dining options.

The area is ideal for outdoor enthusiasts, with the Pentland Hills, reservoirs, walking and cycling routes all close by, as well as golf and leisure facilities at Dalmahoy Country Club.

Well connected by regular bus services and easy access to the city bypass, Balerno offers convenient travel links across Edinburgh and beyond.

The area is also highly regarded for its top-performing primary and secondary schools, with private schooling available within easy reach.





Floor Plan

50 Cairns Drive, Balerno, EH14 7HH



Ground Floor

Total Area: 60.6 m² ... 653 ft²

All measurements are approximate and for display purposes only.



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