



2 WHITELEA CRESCENT BALERNO, EH14 7HF

FIXED PRICE
£500,000

We are extremely excited to bring to market this impressive, bright, deceptively spacious detached and extended bungalow, located in Balerno, one of Edinburgh's most highly sought after residential areas. The property is immaculately presented, well finished with high quality fixtures and fittings, decorated throughout in a stylish, contemporary colour palette. Beautiful oak flooring and soft carpets have been fitted, completing the home. There is considerable storage space within the house in the form of individual cupboards, extensive fitted cupboards/wardrobes and floored attic spaces. The home benefits from cavity wall insulation, UPVC double glazing and gas central heating with a combi boiler. Situated on a corner block, the property has well-tended, attractive gardens, mainly laid to lawn to both the front and rear with an access gate connecting the two and a monobloc two car driveway.

ACCOMMODATION

Entrance hall, reception hall, sitting room, kitchen / breakfast room, dining room, five bedrooms, bathroom, shower room, five storage cupboards, two separate attic spaces and garden shed.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
Solicitors &
Estate Agents

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LOCATION

Balerno is a popular and quiet semi-rural residential area which lies a few miles south west of Edinburgh city centre. Nearby walkways, cycle paths and regular buses take you to the city centre. There are excellent local shopping facilities including a bank and post office. Medical services and a railway station are located close at hand in Currie. Hermiston Gait and The Gyle shopping centres offer additional shopping and include a Morrison's, Tesco, Marks and Spencer and many more high street shops. The Pentland Hills, also on your door step, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. A championship golf course, leisure club and spa facilities can be found at Dalmahoy Marriott Hotel & Country Club a short drive away. The Edinburgh bypass is within a ten minute drive which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Forth Road Bridge and Glasgow. A high standard of schooling in the state and private sectors is well represented locally or within easy reach.

THE PROPERTY

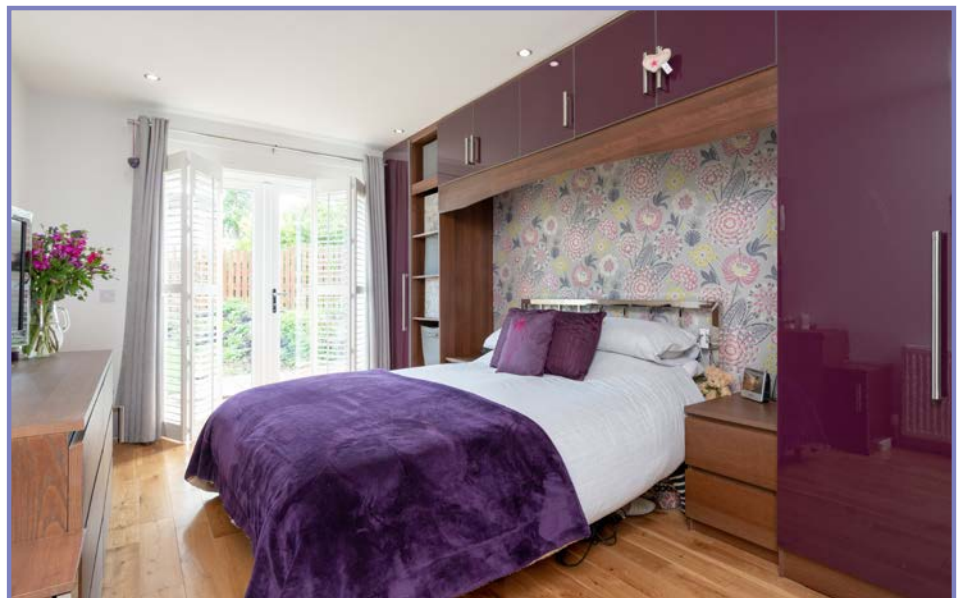
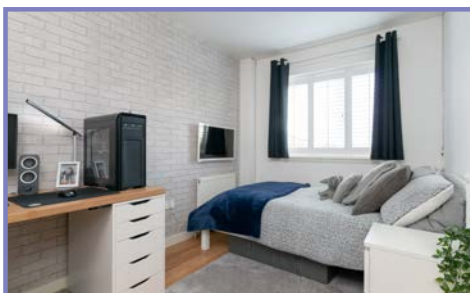
This delightful property is filled with light on all sides and was originally constructed during the early 1970's. The beautifully presented interior now offers excellent family accommodation, centred around a lovely central reception hall. There is a large, modern sitting room with solid oak flooring and direct access to the extremely bright 'Shaker style' fitted kitchen (with utility off). The dining room is located off the sitting room there are five double bedrooms (one presently used as an office), three of which have built-in wardrobe space. There is also a superb contemporary shower room, and an equally stunning bathroom incorporating a shower fitting and screen over the bath.

Both the front and rear gardens are mainly laid with lawn, with some established trees, bushes and shrubs and a patio area which is a sun trap in favourable weather with its south facing orientation. There is also a large shed and log store. The driveway has ample space for 2 cars.

EXTRAS

The property will be sold with all fitted floor coverings, window shutters, blinds, light fittings, and the integral kitchen appliances – namely the Neff stainless steel double oven, five ring gas hob, chimney style extractor hood, and dishwasher.



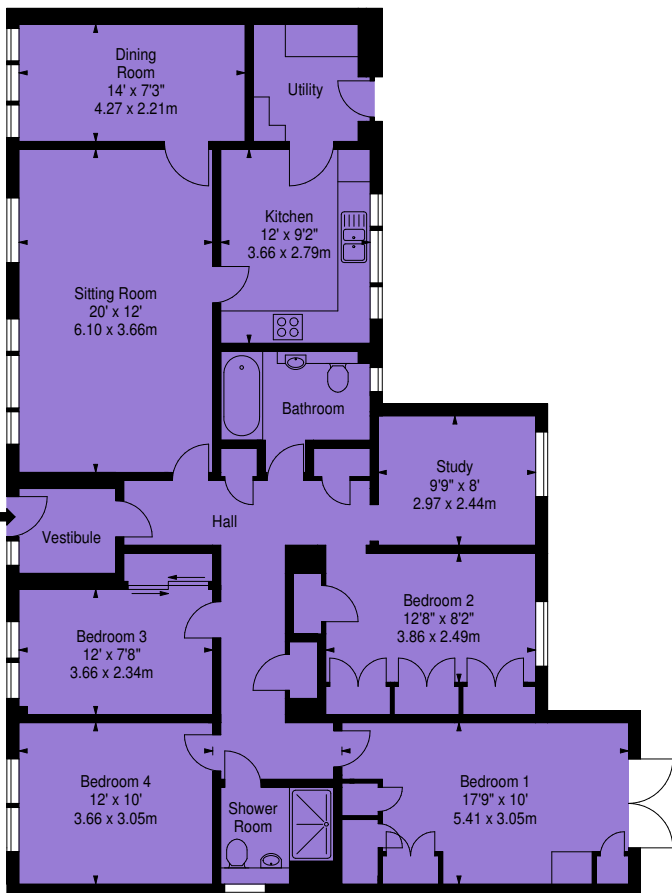




2 Whitelea Crescent,
Balerno,
Midlothian, EH14 7HF



Approx. Gross Internal Area
1509 Sq Ft - 140.19 Sq M
For identification only. Not to scale.
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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

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