



6 Cairns Gardens Balerno, Edinburgh EH14 7HJ

**Extremely Charming Semi-Detached Bungalow
Easily Maintained Private Gardens And Garage/Driveway
Quiet Location Within Sought-After Area**

- Hall • Lounge • Diningroom • Conservatory • Two Bedrooms •
 - Fitted Kitchen • Shower Room •
- Gas central heating • Double glazing •
 - Private gardens • Garage •



Description

Fantastic opportunity to acquire an extremely charming semi-detached bungalow quietly located within the highly sought-after village of Balerno lying southwest of Edinburgh City Centre.

Set within delightful, easily maintained private gardens this desirable property offers deceptively spacious accommodation convenient in layout comprising: welcoming entrance hall, generous lounge, well fitted kitchen with appliances open to a nicely proportioned diningroom, attractive conservatory with door to enclosed rear garden, two double bedrooms and shower room. Well maintained, the light appealing interior enjoys the added comfort of gas central heating and further benefits include double glazed windows and excellent storage including a useful attic accessed via a ceiling hatch/extending ladder from hallway. With bright southerly aspect, the sizeable enclosed rear garden enjoys much of the day's sunshine and a long side driveway leads to a single garage with electronic up and over door.

Location

Balerno is a charming village enjoying a picturesque, semi-rural location nestling beneath the Pentland Hills. Its ideal position, in a highly regarded area on the outskirts of Edinburgh, affords easy access to the city centre by

car, public transport and to the city bypass linking with major motorway networks. A railway station at nearby Currie also provides regular rail services into the city centre. The centre of this popular village has been pedestrianised and offers a suitable selection of convenience shopping and restaurants with a local Farmers Market also open on a Saturday. Excellent schools catering for all age groups are within comfortable walking distance with a range of recreational facilities including a swimming pool/fitness classes, library and tennis/bowling clubs. Many scenic country walks may also be enjoyed in and around the area.

Extras

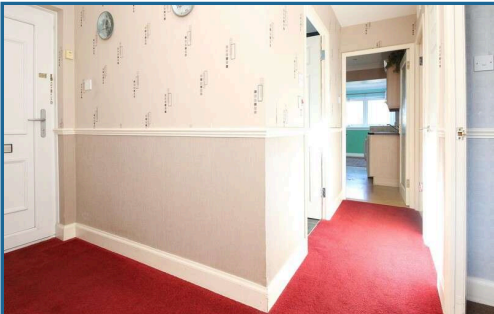
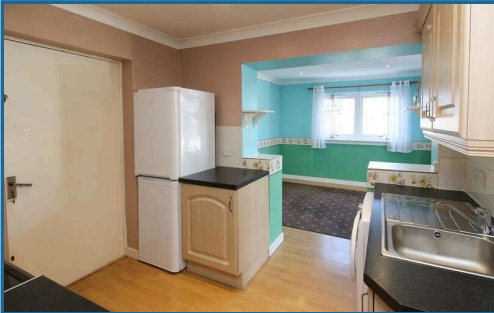
All fitted floor coverings, curtains, blinds, light fittings, gas cooker, automatic washing machine & fridge/freezer.

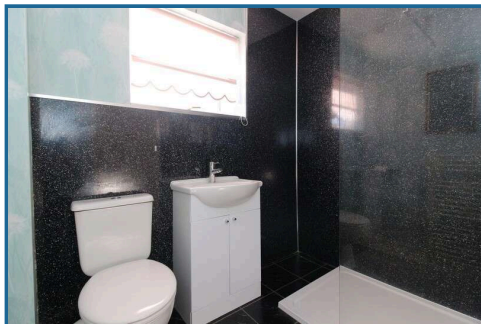
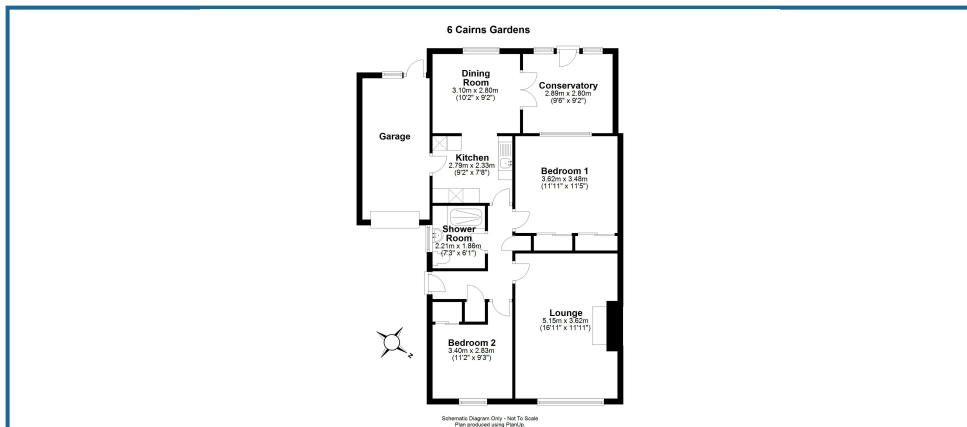
Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 8742

EPC Rating C

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



tc young solicitors

Melrose House, 69a George Street,
Edinburgh EH2 2JG
Tel 0131 220 8742