

# 176 Cockburn Crescent

Balerno, EH14 7LU



2 bed



1 bath



1 public





## Key Features

- Spacious living room with open outlook
- 2 double bedroom
- Kitchen
- Bathroom
- Large secure rear garden
- Garden grounds to the front
- Central Heating

EPC: C

Council Tax: Band C







## Location

Balerno, offers a unique blend of rural charm and accessibility to urban amenities. Situated on the outskirts of Edinburgh, Balerno is a large village with a surprisingly rural feel despite its proximity to the city despite its rural setting

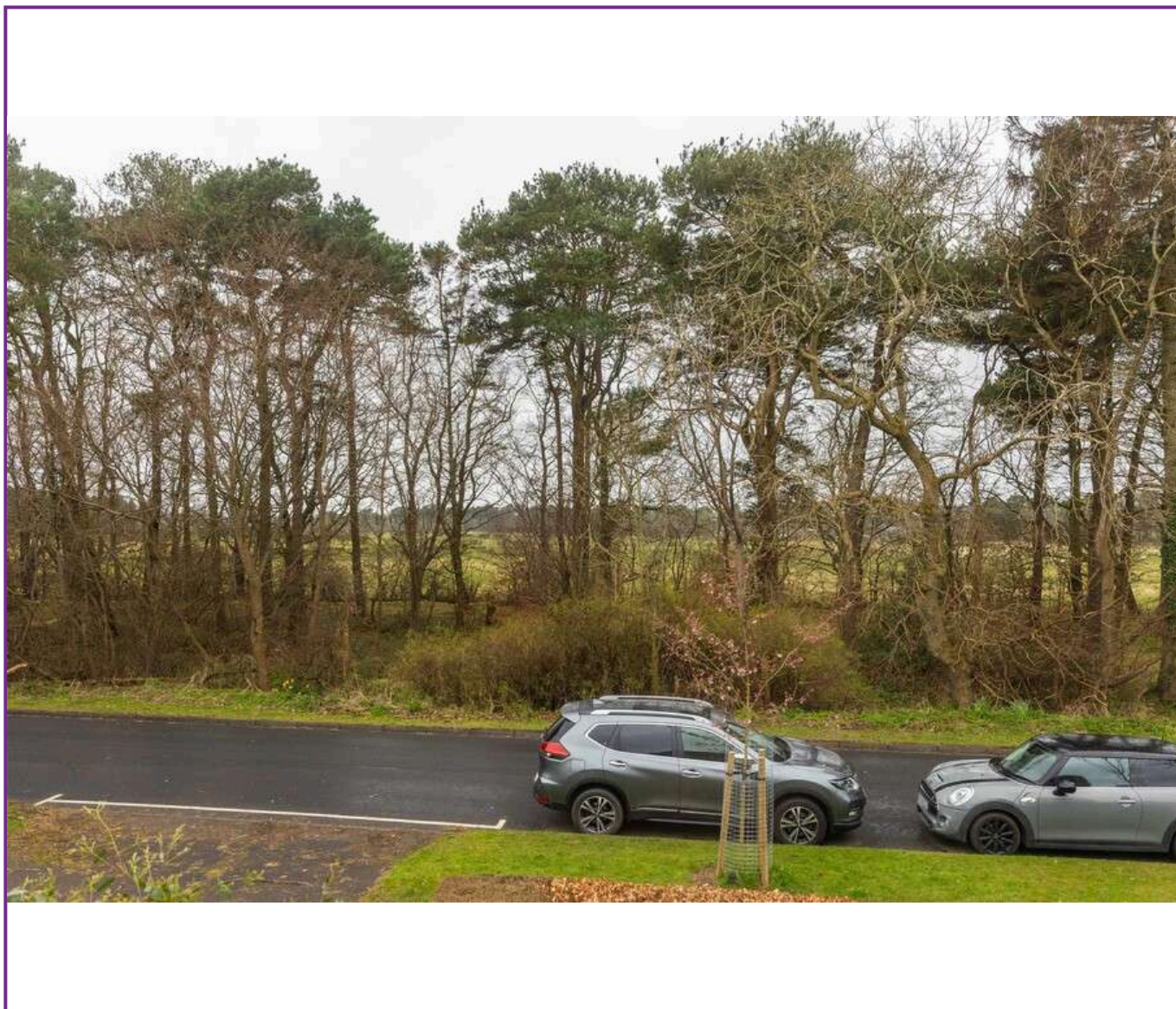
It serves as the main gateway to the Pentland Hills, offering opportunities for outdoor activities and exploration, making it an ideal location for those who enjoy spending time in the great outdoors. With the Pentlands and Leith Walk on its doorstep it is a haven for those who love the open space. Additionally, Balerno boasts a small core with essential services like shops, cafes, and pubs, ensuring convenience for its residents.

The village is well-connected to Edinburgh, making it easy for residents to access the city centre and its amenities.





Viewing  
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