



14 Lovedale Road
Balerno, Edinburgh, EH14 7DW

CALL US ON 0131 447 4747

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- Entrance vestibule.
- Reception hall.
- Dining room with feature fire.
- Double doors to good sized living room overlooking rear garden.
- Patio doors to garden.
- Feature gas fire.
- Kitchen with appliances.
- Door providing access to side of property.
- Double bedroom with en-suite shower room & fitted storage.
- Further double bedroom with built in mirrored wardrobes.
- Single bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway to side.
- Garage at rear of property.
- Extensive garden to rear.
- Unrestricted on-street parking.

GENERAL DESCRIPTION

A detached bungalow situated within the prestigious Balerno district of the city a short journey to the southwest of Edinburgh City Centre close to a range of local amenities. The property would make an ideal purchase for a family looking to stay in a sought after location and though in need of some modernisation and decoration offers excellent potential to any purchaser.





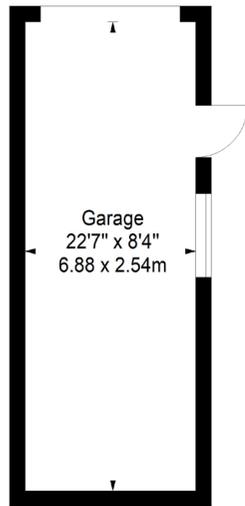
LOCATION

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER, DISHWASHER AND GREENHOUSE. THE PROPERTY WILL BE SOLD AS SEEN AND NO GUARANTEES FOR ANY OF THE WHITE GOODS, HEATING SYSTEM, ELECTRICS OR THE FIRES WITHIN THE LIVING ROOM & DINING ROOM.



COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.2 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.



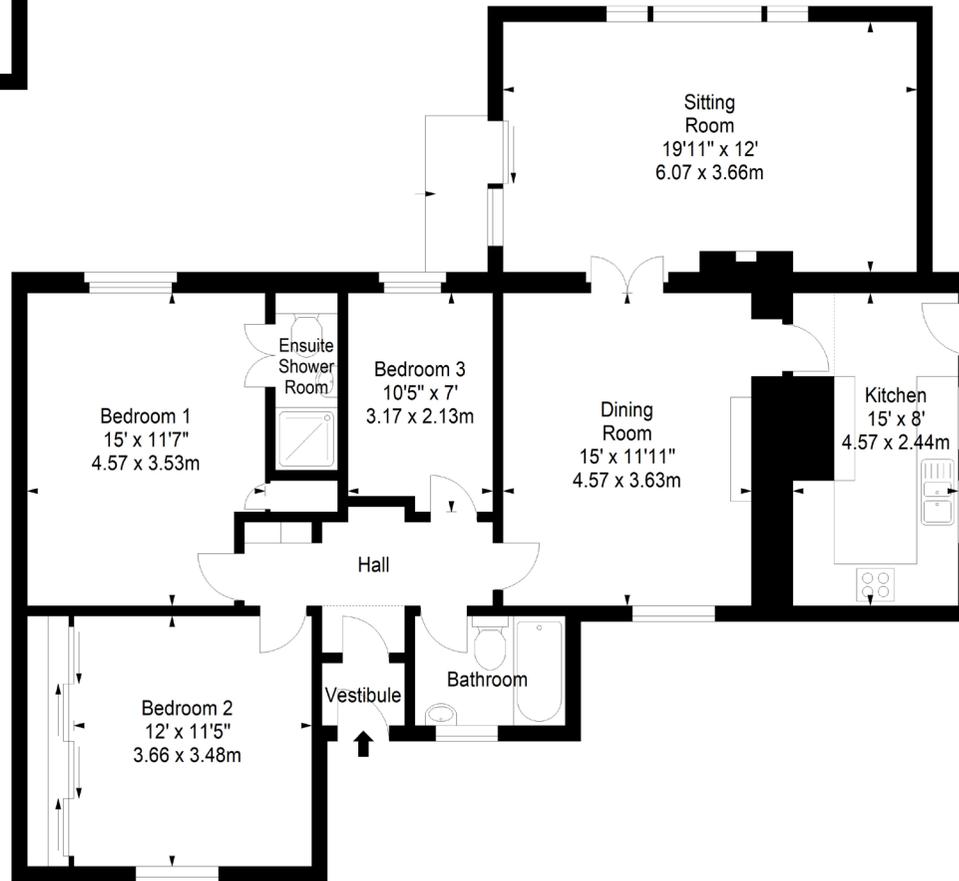
Ground Floor

Garage
22'7" x 8'4"
6.88 x 2.54m

Lovedale Road,
Balerno,
Midlothian, EH14 7DW



Approx. Gross Internal Area
1177 Sq Ft - 109.34 Sq M
Garage
Approx. Gross Internal Area
186 Sq Ft - 17.28 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Bedroom 1
15' x 11'7"
4.57 x 3.53m

Ensuite
Shower
Room

Bedroom 3
10'5" x 7'
3.17 x 2.13m

Dining
Room
15' x 11'11"
4.57 x 3.63m

Kitchen
15' x 8'
4.57 x 2.44m

Hall

Vestibule

Bathroom

Bedroom 2
12' x 11'5"
3.66 x 3.48m



ENERGY PERFORMANCE
CERTIFICATE RATING D