

40 Marchbank Drive

BALERNO, EDINBURGH, EH14 7ER



*SPACIOUS FOUR BEDROOM
DETACHED HOUSE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PROPERTY

McEwan Fraser Legal is delighted to present this four-bedroom detached family home in the sought after area of Balerno.



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THIS IMAGE HAS BEEN VIRTUALLY STAGED



Inside, the property comprises of a spacious living area with large windows overlooking the front garden and is flooded with natural light.



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The fully equipped breakfasting kitchen is generously proportioned and provides access to a spacious dining room. The kitchen is all in excellent order however, would benefit from modernisation.



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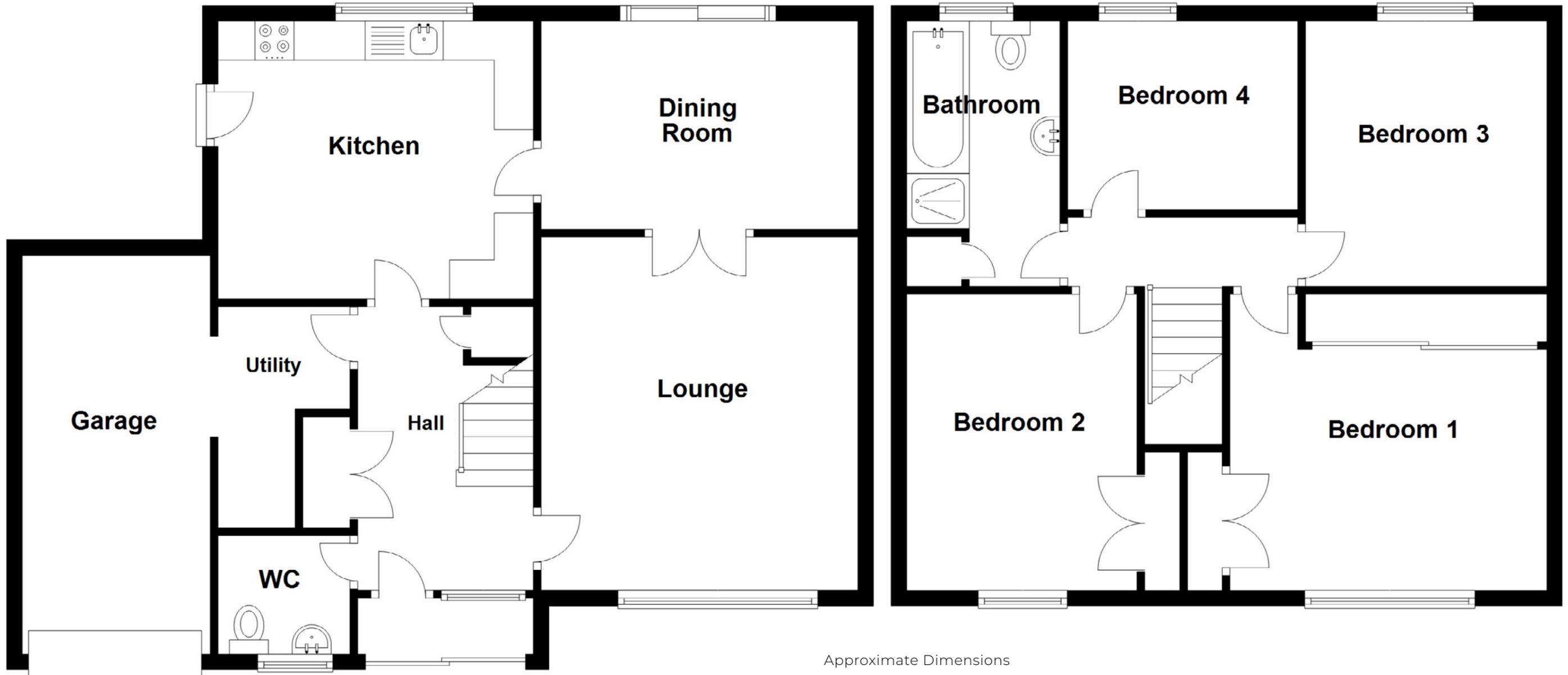
The house is well served by four bedrooms which vary in size. The master and bedroom two both have integrated storage whilst bedroom three and four both have ample space for free-standing storage options.



There is one main family bathroom which is fitted with a four piece suite and is in excellent condition however, much like the kitchen, the bathroom would benefit from modernisation. There is also a two-piece WC on the ground floor.

Ground Floor

First Floor



Approximate Dimensions
(Taken from the widest point)

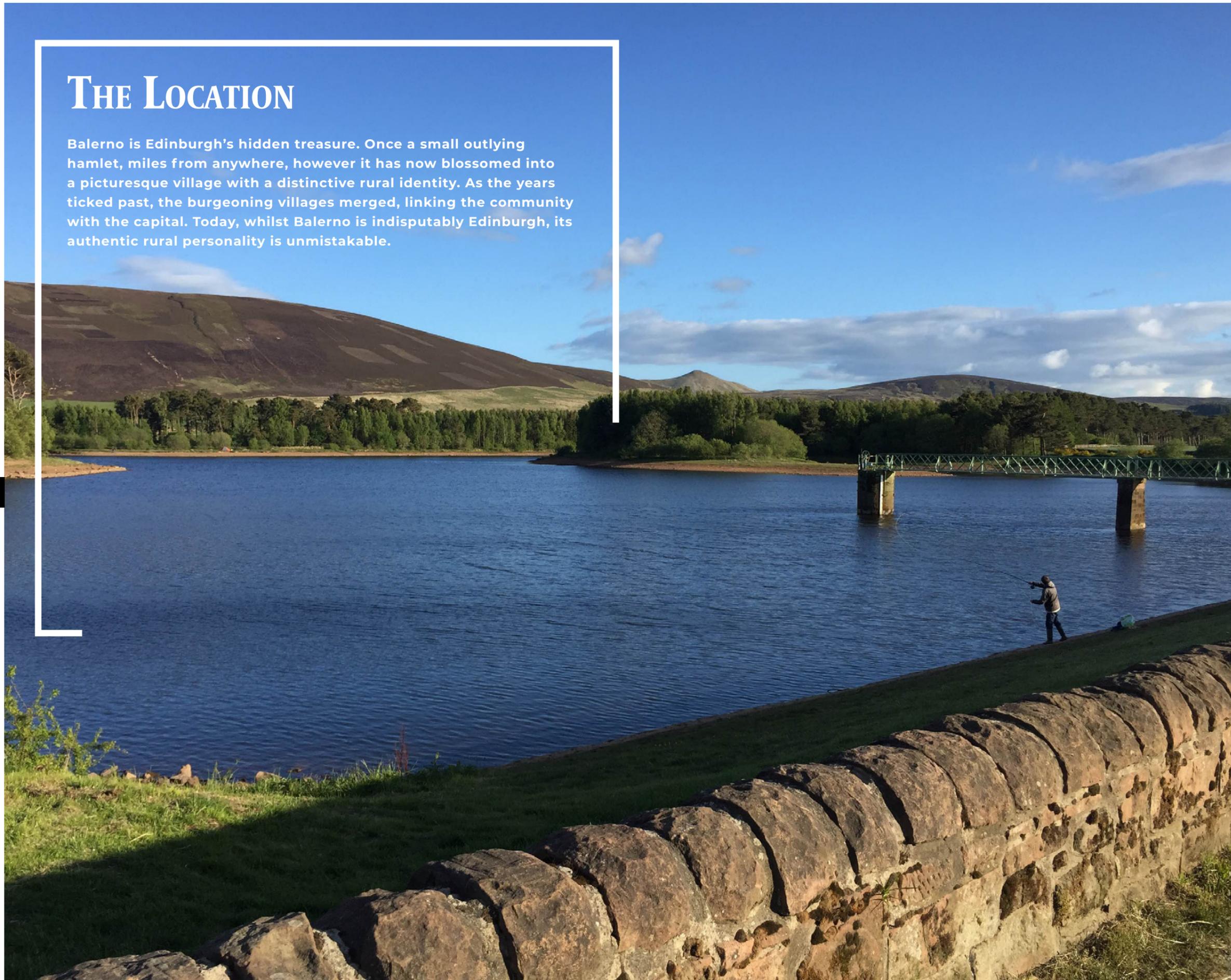
Lounge	4.53m (14'10") x 4.06m (13'4")	Bedroom 2	3.79m (12'5") x 2.95m (9'8")
Dining Room	4.06m (13'4") x 2.67m (8'9")	Bedroom 3	3.40m (11'2") x 3.09m (10'2")
Kitchen	4.04m (13'3") x 3.56m (11'8")	Bedroom 4	2.95m (9'8") x 2.41m (7'11")
WC	1.52m (5') x 1.51m (4'11")	Bathroom	3.40m (11'2") x 1.96m (6'5")
Utility	1.69m (5'7") x 2.83m (9'3")		
Garage	5.11m (16'9") x 2.41m (7'11")	Gross internal floor area (m ²): 124m ²	
Bedroom 1	4.06m (13'4") x 3.79m (12'5")	EPC Rating: C	



In addition to this, the property includes a generous garage, utility room, a large rear garden and off-street parking. The house is equipped with gas central heating and double-glazed windows making for a warm and cost-effective home, year-round.

THE LOCATION

Balerno is Edinburgh's hidden treasure. Once a small outlying hamlet, miles from anywhere, however it has now blossomed into a picturesque village with a distinctive rural identity. As the years ticked past, the burgeoning villages merged, linking the community with the capital. Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable.

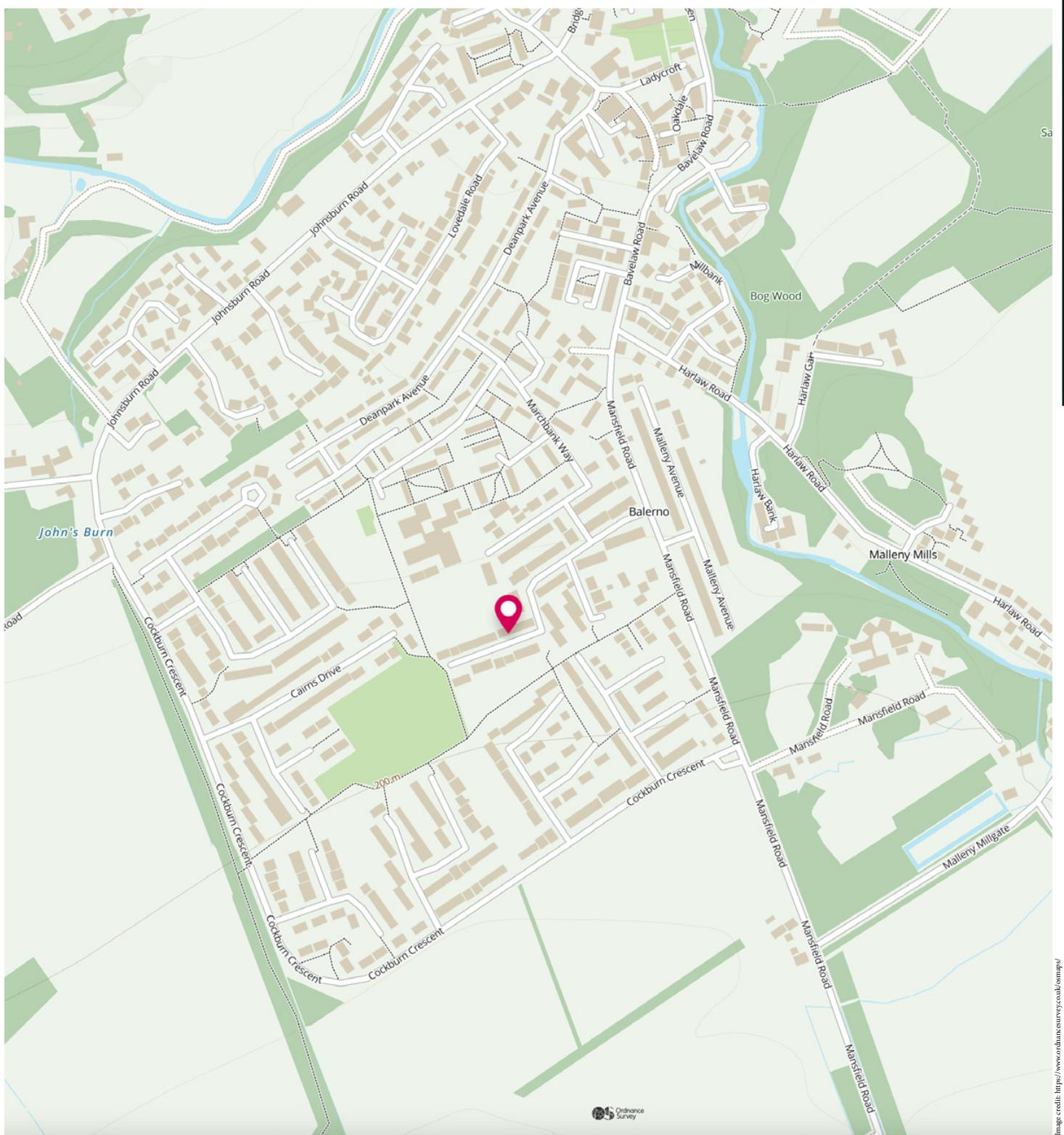


Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons. The charming period character of the centre's patchwork of traditional buildings add to Balerno's charm, and cater beautifully to everyday needs.



You'll also find a library, primary and secondary schools, a dentist, doctors, banks, a building society, Post Office and a selection of pubs and restaurants. Village life is active, the locals keep busy with clubs to suit every taste and once a month restaurant menus are broadened with the spoils of a bountiful farmers market. Pay a visit and you'll soon be enjoying artisan loaves, local cheeses, homemade condiments, fresh fruits and vegetables, meaty pies, pastries and mouth-watering home baking. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away.

Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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