










Offers Over

340,000

36 Ballantyne Place

Balerno | Edinburgh | EH14 7FF

An attractive semi-detached house, quietly situated in a sought after modern development in the popular village of Balerno. With modern interiors and well proportioned accommodation, the property is close to local amenities and transport links and is within easy reach of the City Centre. In move in condition, it is sure to appeal to professionals and growing families, therefore early viewing is recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - E



Description

The well presented accommodation is laid out over two levels with downstairs briefly comprising of entrance vestibule with natural light and handy WC, a bright lounge offering good storage and an electric fire, a modern dining kitchen with a range of wall and base units with co-ordinated worktops, and French doors leading out to the rear garden.

Carpeted stairs lead you to the first floor and there are three double bedrooms, two of which have built in wardrobes, and a family bathroom with a shower over the bath.

The property further benefits from gas central heating (via an air source heat pump) and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the induction hob and electric oven, washing machine and fridge/freezer. The climbing frame in the garden shall also be included.

Gardens and Parking

There is a private, enclosed rear garden with patio area, decked area and climbing frame, providing an ideal space for outdoor dining in the warmer months and a safe space for children and pets to play. There is a driveway providing off street parking and on street parking is available.

Factoring

The communal garden areas around the development are maintained by Ross & Liddell at a cost of £24 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





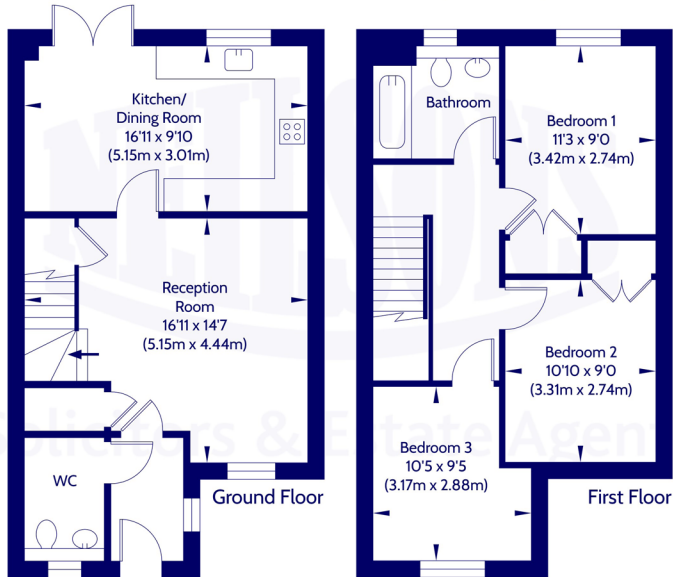
Location

The much sought after village of Balerno lies to the south west of the City Centre on the edge of the Pentland Hills Regional Park. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network, Forth Bridges and Edinburgh International Airport, and regular public transport provides swift access to the City Centre and surrounding areas. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. Highly regarded schooling is available at all levels with Heriot Watt University and its excellent Oriam Sports Centre also close at hand. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club the Pentlands Regional Park and walks along the Union Canal and the Water of Leith.





Approx. Gross Internal Floor Area 88.1 Sq M / 948 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

