







COULTERS<sup>©</sup>

WELCOME TO:

# COCKBURN CRESCENT

122 Cockburn Crescent, Balerno, EH14 7HU

     
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## COCKBURN CRESCENT AT A GLANCE:



Sought-after Balerno village location



Light-filled and spacious south-west-facing lounge



Close to The Pentland Hills and Water of Leith



Two-bedroom upper villa



Minutes from Heriot-Watt University and Edinburgh College



Near to excellent leisure and retail choices

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. The washing machine, fridge and garden shed are also included in the sale price. Please note that the gas hob is not in working order as the gas is capped.



## A LITTLE BIT ABOUT THE PROPERTY:

Surrounded by open countryside, this is a peaceful two-bedroom upper villa in the sought-after village of Balerno. Whilst it would now benefit from some modernisation, with a generous footprint and light-filled accommodation along with a private garden, it offers much potential. Within easy reach of Edinburgh universities, as well as picturesque open spaces, and leisure and retail amenities, it presents a fantastic opportunity for a first-time buyer or investor.

- Spacious south-west-facing lounge with an expansive picture window overlooking the surrounding countryside. The tasteful décor includes wood-inspired flooring.
- Well-presented kitchen adjoining the lounge and requiring some modernisation. Comprises of shaker-style wall and floor units in a pistachio green, oak-effect worktops, splashback, and integrated appliances that include a hob, oven, and an extractor hood.
- Light-filled and generous south-west-facing principal double bedroom enjoying a leafy outlook, wood-inspired flooring, an appealing décor, and a built-in wardrobe
- A second good-sized and bright double bedroom.
- Sizeable bathroom featuring a WC, washbasin, and bath with wall-mounted shower. Requires a cosmetic upgrade.
- Small enclosed rear garden with lawn, paving, and a garden shed.
- Gas central heating and double glazing throughout.
- On-street parking and a single-car garage.
- A brand new, tiled roof was completed in May/June 2023. A 60 year guarantee is in place for the tiles.









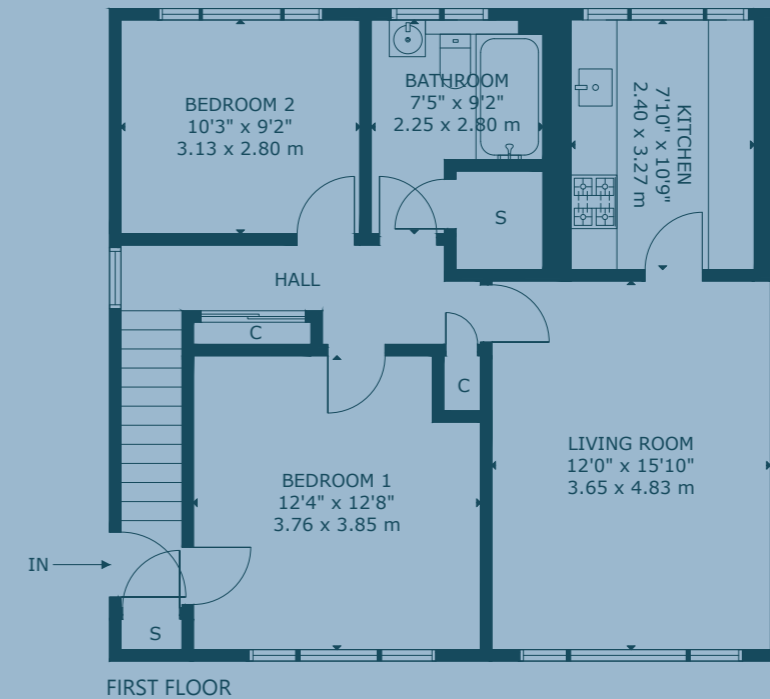
## LOCATION, LOCATION, LOCATION:

Eight miles to the south-west of Edinburgh's City Centre, Balerno is a sought-after and peaceful village. Semi-rural in location, enjoy tranquil open spaces such as The Water of Leith, Malleny Garden, and the Pentland Hills Regional Park. An array of recreational activities is available at Currie RFC, the local bowling and tennis clubs, The Dalmahoy Golf and Country Club, Midlothian Snowsports Centre, and at renowned golf courses including Baberton. There are convenience stores and dining choices in the locale and in nearby Currie and Juniper Green. Larger shopping needs are met at Hermiston Gait which has a Tesco Superstore and there is an Asda at Chesser. A popular farmers market is

held monthly on Main Street selling local produce and artisan goods. It is ideally placed for the Gyle Shopping Centre that houses a Morrisons and Marks and Spencer. Heriot-Watt University, Napier University, and Edinburgh College are all close by, and local schooling includes Dean Park Primary School and Balerno Community High School. Private school options such as George Watson's College, and Merchiston Castle School are a short drive. Excellent transport links mean that the City Bypass and the Scottish Motorway network are minutes away. Curriehill Train Station offers regular services between Edinburgh and Glasgow Central, and an efficient bus service takes you into Edinburgh City Centre.



## FLOOR PLAN:



122 Cockburn Crescent, Balerno, EH14 7HU

Approx. Gross Internal Area

854 Sq Ft - 79 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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