



495 Lanark Road West
Balerno, Edinburgh, EH14 7AL

CALL US ON 0131 447 4747



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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule with storage.
- Reception hall with under stairs storage cupboard.
- Cloakroom/WC.
- Utility room with automatic washing machine.
- Attractive bay windowed living room with acoustic secondary glazing.
- Feature fireplace.
- Formal dining room with attractive feature fireplace.
- Modern fitted kitchen with appliances & access to rear garden.
- Good sized sunroom with access to rear garden & garage.
- Upper landing with walk-in storage cupboard.
- Access to partially floored attic.
- Two good sized double bedrooms with fitted storage.
- Single bedroom.
- Spacious four piece family bathroom.
- Private garden to front.
- Driveway leading to good sized garage.
- Superb southeast facing split levelled garden to rear.
- Gas central heating.
- Partial double glazing.
- Partial secondary glazing.

GENERAL DESCRIPTION

A fabulous stone built semi-detached villa situated within the highly desirable Balerno district of the city perfectly positioned for access to a wide range of local amenities and a short journey to Edinburgh City Centre. The property would make an ideal purchase for a family or perhaps a professional couple and is brought to the market in move-in condition.







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, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FRIDGE/FREEZER, DISHWASHER, COOKER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE TWO FREESTANDING WARDROBES WITHIN THE FRONT BEDROOM AND GARDEN STORAGE UNIT WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.



COUNCIL TAX BAND: F.

TRAIN STATION: APPROXIMATELY 1.6 MILES TO CURRIEHILL TRAIN STATION.

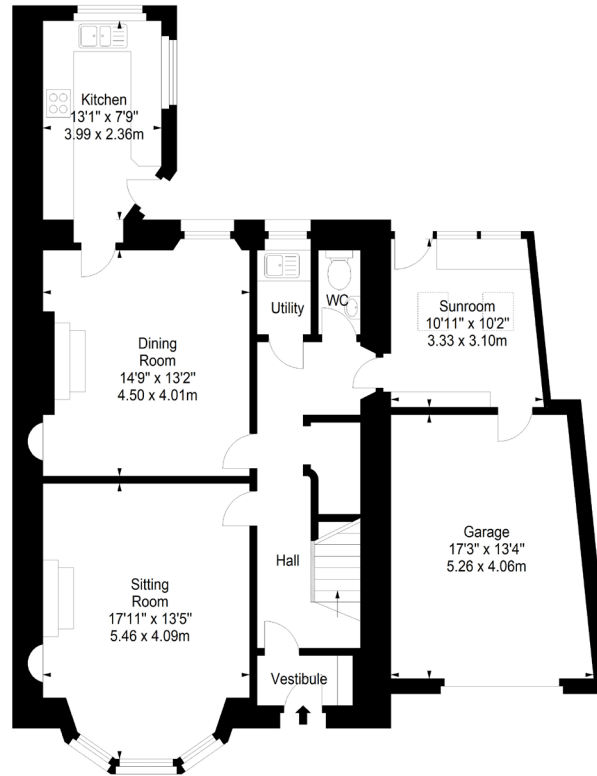
AIRPORT: APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.

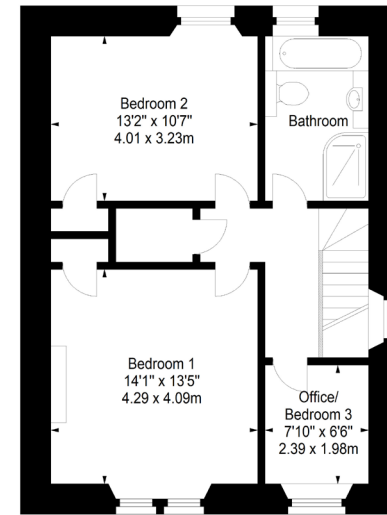
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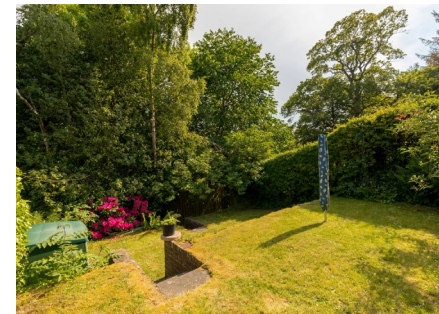
Approx. Gross Internal Area
1751 Sq Ft - 162.67 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.