

COULTERS®



2 HARLAW BANK

BALERNO, EDINBURGH, EH14 7HR

5 BED

3 BATH

4 PUBLIC



TAKE A LOOK INSIDE

An extremely impressive and spacious five bedroom detached house forming part of an exclusive Applecross development of six houses.

Situated in a beautiful rural setting on the edge of Balerno village, the house benefits from a lovely private rear garden, double garage and driveway parking.

KEY FEATURES

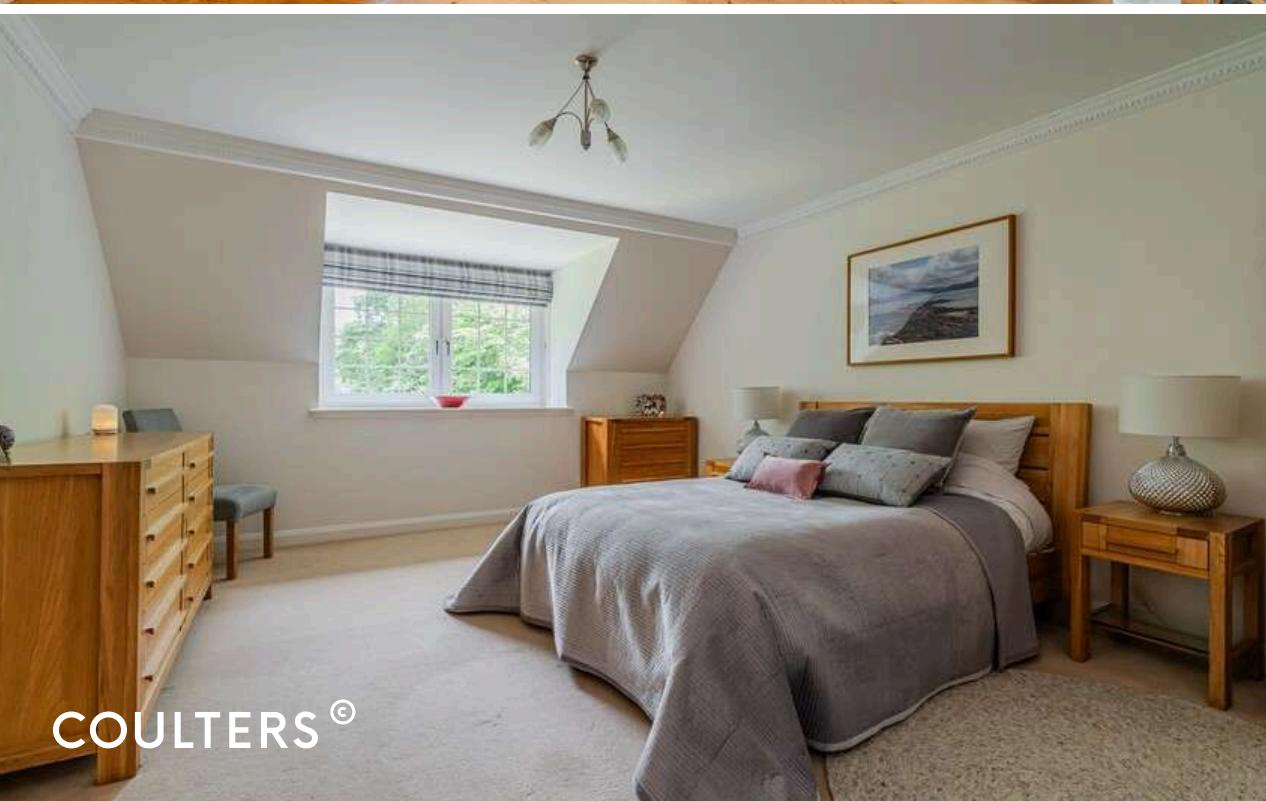
-  Impressive detached Applecross house situated on peaceful cul-de-sac.
-  Five beautifully presented bedrooms, two with en-suites.
-  Landscaped gardens to front and rear offering patio seating area overlooking Bavelaw Burn.
-  Integrated double garage and driveway with electric charging point.
-  Situated in a peaceful rural setting on the edge of Balerno Village.
-  Excellent amenities and schooling nearby.



The accommodation on the ground floor comprises a vestibule, hall, WC, utility room, kitchen/dining room, sun room, sitting room, gym/dining room and study.

The kitchen/dining room has a stylish fitted kitchen with integrated appliances and space for a large dining table. Double doors lead into a stunning, fully glazed sunroom with French doors providing direct access to the private rear garden.





MORE INFORMATION

The first floor comprises 2 large double bedrooms, both with ensuite shower rooms. Three further double bedrooms and a family bathroom complete the first floor accommodation. The upper landing provides storage cupboards and access to the loft space.

Externally, the property offers beautifully maintained garden grounds which comprise a paved seating area adjacent to the sunroom, a large flat lawn area and views over Bravelaw Burn.

To the front of the house, there is a paved driveway which provides off-street parking for two cars. The driveway leads to a double garage with electric doors and lighting.





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THE LOCAL AREA

Nestled between the Pentland Hills and Water of Leith, the village of Balerno enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away.

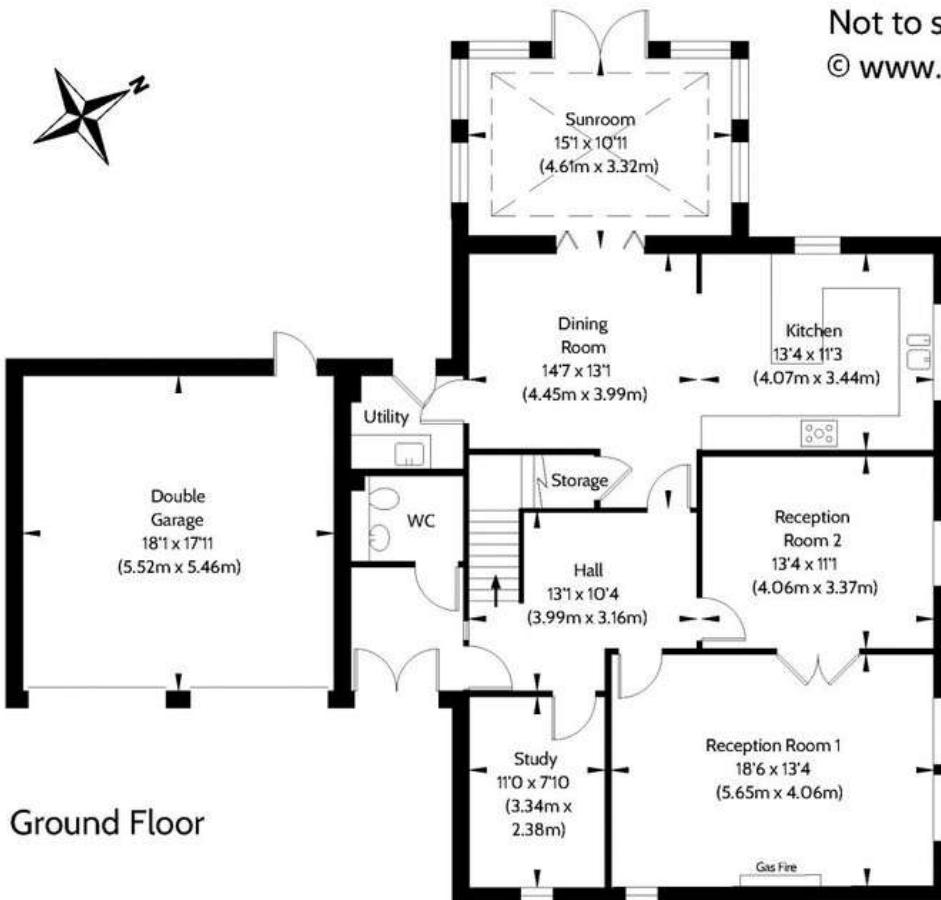
The area caters for all amenities including mini supermarket, restaurants, pubs, a library and the Farmers' Market offering local produce.

Balerno is renowned for its top-ranking primary and secondary schooling. Private school options are nearby such as George Watson's College and Merchiston Castle School.

The area enjoys superb recreational and sports facilities including Currie Rugby and Football Club; Balerno Tennis Club; and nearby Dalmahoy Golf and Country Club.

EXTRAS

All blinds/curtains, light fittings, fitted flooring and integrated appliances are included in the sale price as are the utility fridge/freezer and shelving, WC cupboard on ledge and TV/DVD combi on the Gym wall.



Ground Floor

Approx. Internal Area 250.98 Sq M / 2701 Sq Ft (Excluding Garage)

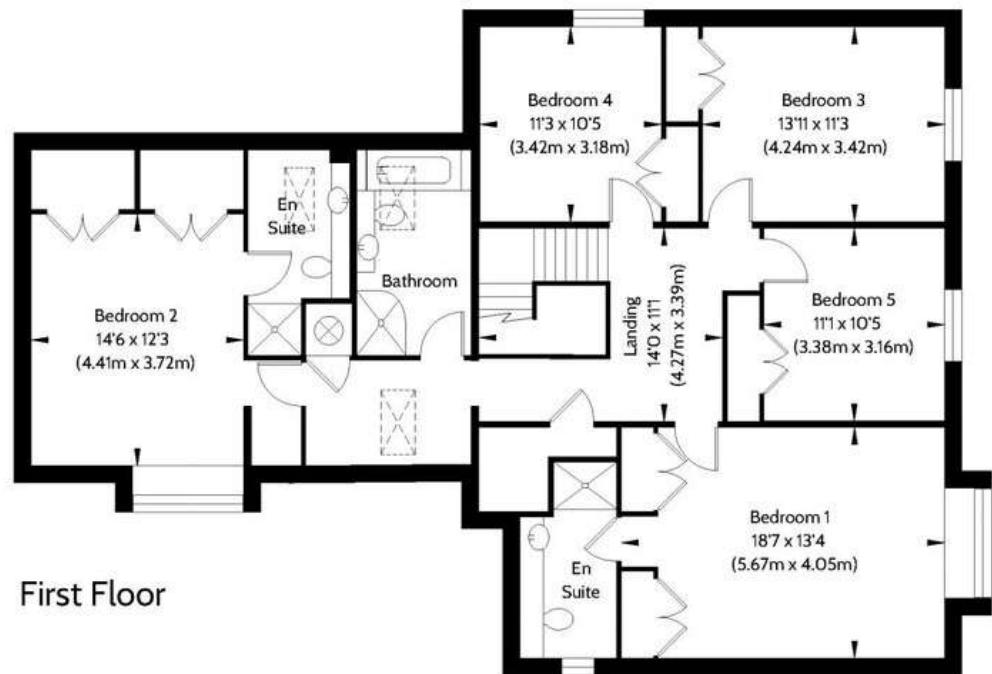
30.14 Sq M / 324 Sq Ft for Double Garage

Approx. Total Internal Area Including Double Garage 281.12 Sq M / 3026 Sq Ft

Part Boarded Loft Space

Not to scale. For identification only.

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First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.