










Offers Over
£275,000

4 Harlaw March

Balerno | Edinburgh | EH14 7BJ

Nestled in the sought-after Balerno area, this semi-detached family house enjoys a peaceful location within an established cul-de-sac development. The property features gas central heating and double glazing throughout, with the added convenience of a separate garage.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

In brief the accommodation comprises; inviting hallway with staircase, storage and convenient downstairs WC; generous reception room with large floor to ceiling south facing window to pleasant leafy, and southerly aspect; double doors lead to a formal dining room, again with a floor to ceiling window overlooking the rolling countryside; kitchen with a good variety of fitted wall and base units, tiling to splash areas and breakfast bar area; two very well proportioned double bedroom both benefitting from built in wardrobes for easy storage; third bedroom, a smaller double would make an ideal nursery, also with built in storage solutions; a three piece bathroom suite with full height tiling around the bath completes the internal accommodation.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

Separate from the property, only a short walk away is a lock up garage, great for additional storage requirements. The gardens wrap around three sides of the property, mostly laid to lawn with fencing perimeter, views from the garden open on to rolling open countryside for a peaceful retreat.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The much sought after village of Balerno lies to the southwest 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, the Pentlands Regional Park and walks along the Union Canal and the Water of Leith.



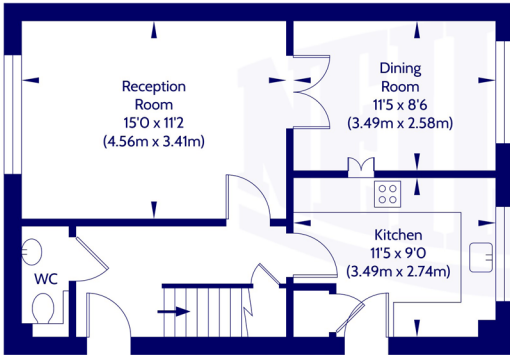
Approx. Internal Area 88.98 Sq M / 958 Sq Ft.

Not to scale. For identification only.

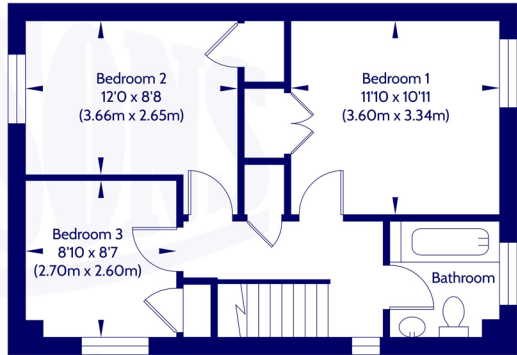
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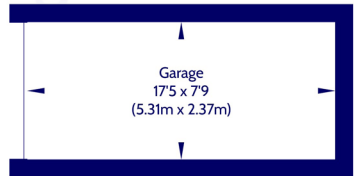
Ground Floor



First Floor



Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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