

**31 Cairns Gardens, Balerno  
Edinburgh, EH14 7HJ**

OFFERS OVER £185,000



drummondmiller





- Lower villa flat with own gardens and garage
- Living room and separate refitted kitchen
- Two double bedrooms (one with large cupboard)
- Bright bathroom
- Gas central heating and double glazing
- Requires cosmetic improvements
- Pretty cul-de-sac setting close to primary school
- Extremely popular location amidst unspoiled countryside
- EPC C

### Description

This lower villa will appeal to purchasers of all age groups seeking a comfortable flatted home all on ground floor level. The property forms part of a block of only four and benefits from its own private entrance door and gardens to both front and rear. Although built back in the 1970's, the accommodation is of timeless design (62 sqm) having a decent sized living room with picture window, separate modern refitted kitchen, 2 double bedrooms and a bathroom. Scope for upgrading and general improvements is offered which has already been reflected in the valuation figure.





### Central Heating and Double Glazing

The property benefits from gas central heating (installed in 2018) and windows are uPVC double glazed throughout.

### Garden and Garage

There is a private front garden and a fully fenced rear garden with an open aspect behind. A lock-up garage with a terrace is situated just a few steps away from the flat.

### Location

Very peaceful, Cairns Gardens is accessed off Cockburn Crescent and lies very close to the local primary school and open landscaping. Balerno is a much admired village attractively located amidst truly unspoiled countryside which forms a gateway to the Pentland Hills. It has an historic central conservation 'heart' and a surprisingly rural feel. There are some local shops, highly regarded senior high school and a wealth of countryside pursuits including horse riding, walking, riding and fishing. This popular residential district straddles the A70 and has evolved into a popular commuter base being only 8 miles from the centre of Edinburgh and a short drive away from motorway networks and the City By-pass (3 miles). Excellent bus services operate and the delightful 'Water of Leith Walkway' provides a tranquil route into the City Centre and even down to the Waterfront of Leith.

### Valuation

The property has been valued by surveyors at £185,000 and the Home Report is available from the ESPC web site.



### Council Tax and EPC

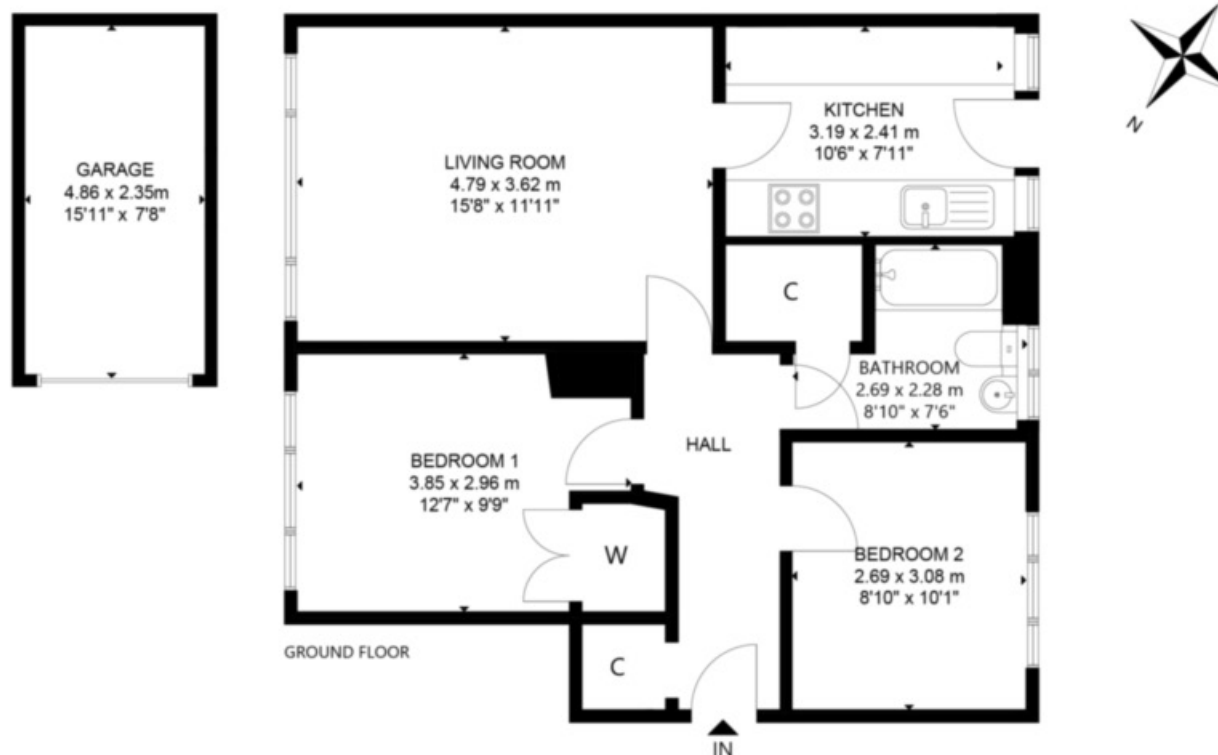
The property lies in Council Tax band C and has a C rated Energy Performance certificate.

### Extras

The sale price includes fitted carpets, the oven, hob and hood.

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours).



31 CAIRNS GARDENS BALERNO EH14 7HJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 661 SQ FT / 61 SQ M  
 GARAGE 118 SQ FT / 11 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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