

COULTERS[©]

22 GREENFIELD CRESCENT

BALERNO, BALERNO, EH14 7HD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

22 Greenfield Crescent is a stunning upper villa, lovingly upgraded by the current owner throughout to create a stylish modern home, flooded with natural light and offering well-proportioned accommodation, a lovely rear garden and single garage with driveway.

Situated at the end of the cul-de-sac and entered from the side of the building, the stair leads up to the central hall (with storage cupboards), which in turn leads to the beautifully bright sitting room with a soft fitted carpet and views towards the front of the property.

KEY FEATURES



Immaculately presented upper villa.



Two beautifully presented double bedrooms.



Private rear garden with patio area.



Driveway and single garage.



Situated in the sought after area of Balerno.



Excellent local amenities nearby.



The recently fitted sleek modern kitchen has wall and base mounted cabinetry with a butcher's block worksurface, a modern tiled splashback and an attractive outlook to the rear garden. There are two immaculately presented, bright double bedrooms and a family bathroom comprising; bath (with shower over), wash hand basin and WC.

The rear garden is well maintained, mainly laid to lawn with a garden tap, monobloc paved area and chippings. There is a single garage which has power with an up and over door, along with a driveway leading up to it. Unrestricted parking is available on the street outside.





THE LOCAL AREA

Nestled between the Pentland Hills and Water of Leith, the exclusive 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 everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Balerno Farmers' Market which offers local, fresh produce.

Balerno is renowned for its top-ranking primary and secondary schooling.

The area enjoys superb recreational and sports facilities including Currie Rugby and Football Club; Balerno Tennis Club; horse riding at the Pentland Hills Trekking Centre; and nearby Dalmahoy Golf and Country Club.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.



Greenfield Crescent,
Balerno,
Midlothian, EH14 7HD



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M

Garage

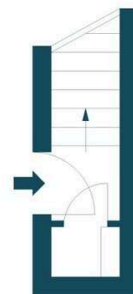
Approx. Gross Internal Area
128 Sq Ft - 11.89 Sq M

For identification only. Not to scale.

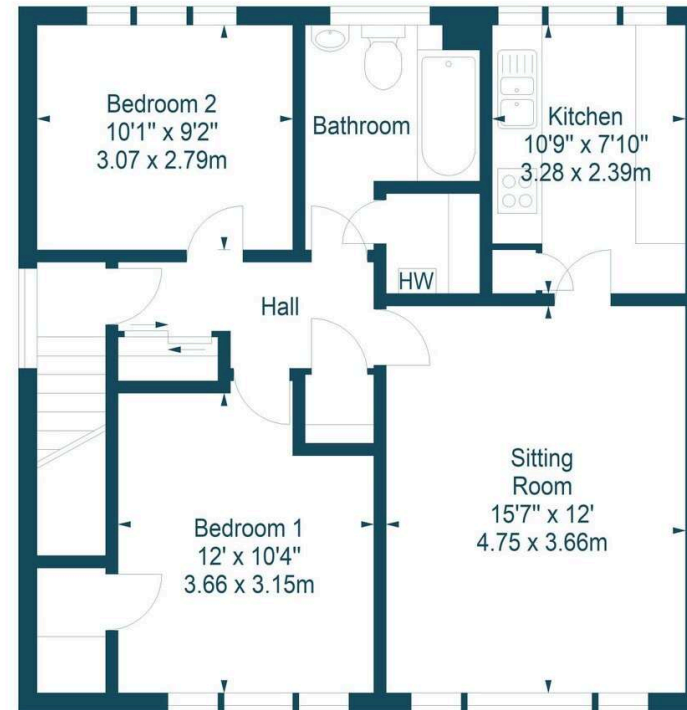
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Ground Floor



Ground
Floor
Entrance



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.