



9 Ashley Grange,
Balerno, Edinburgh, EH14 7NP

CALL US ON 0131 447 4747



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For price and viewing information please visit
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- Reception hall with excellent storage.
- Cloakroom/WC with storage.
- Attractive good sized living room/dining room with feature gas fire
- French doors to garden areas at rear
- Breakfasting kitchen with appliances.
- Double doors to the living room/dining room.
- Upper landing with access to attic storage space.
- Master bedroom with built in mirrored wardrobes & Juliet style balcony.
- Ensuite shower room.
- Two further good-sized double bedrooms with built in mirrored wardrobes,
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private gardens to side & rear
- Well maintained communal grounds within the development.
- Residents' parking - current owners have access to space no.12.



GENERAL DESCRIPTION

An attractive end terraced villa situated within an exclusive development in the highly regarded Balerno district on the outskirts of Edinburgh, a short journey to the southwest of the City Centre. There are excellent local amenities close at hand and the property would be suitable for a range of buyers including those downsizing and looking to stay in the area or perhaps a family with the excellent schools close at hand. The spacious accommodation comprises:-







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, SOME LIGHT FITTINGS, SOME CURTAINS POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, COOKER HOOD, FRIDGE/FREEZER DISHWASHER AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.



AMENITIES:
COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 6.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 300 METRES.

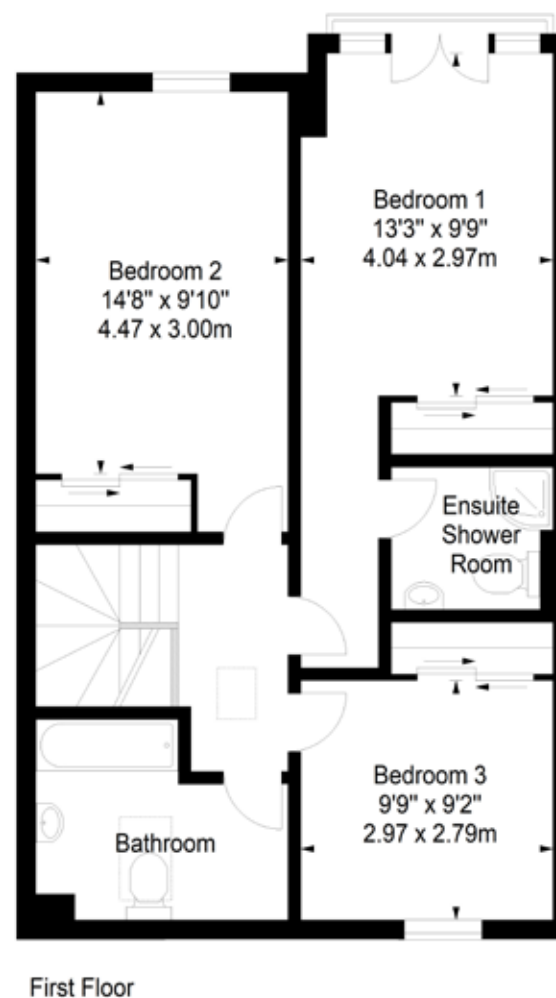
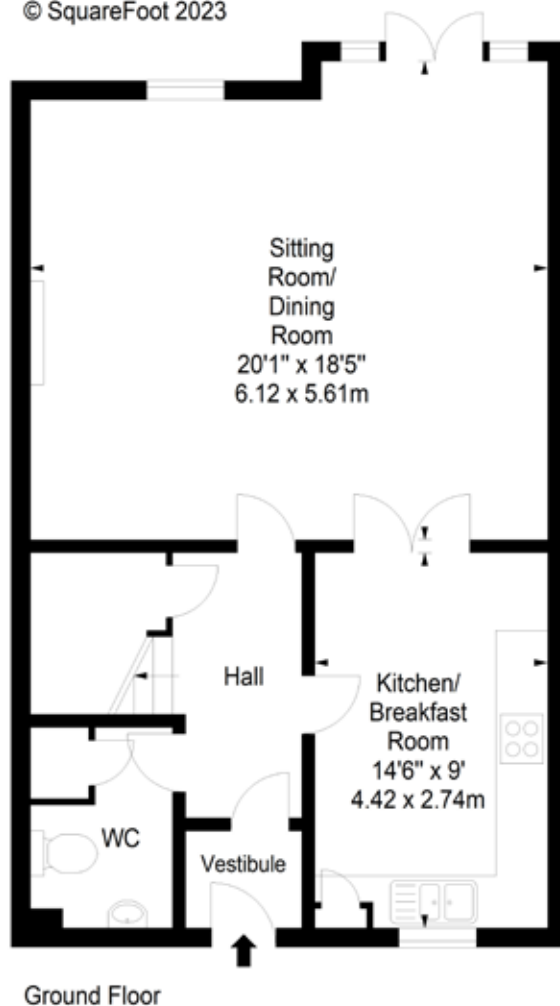
FACTORING NOTE:
THE DEVELOPMENT IS FACTORED BY TRINITY FACTORS AT AN APPROXIMATE CHARGE OF £1200 PER ANNUM. THIS COVERS THE MAINTENANCE OF ALL THE COMMUNAL AREAS AND ALSO THE BLOCKS BUILDINGS INSURANCE.

NOTE:
THE GRILL ON THE COOKER IS CURRENTLY NOT IN WORKING ORDER.

Ashley Grange,
Balerno,
Midlothian, EH14 7NP



Approx. Gross Internal Area
1306 Sq Ft - 121.33 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C

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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.