



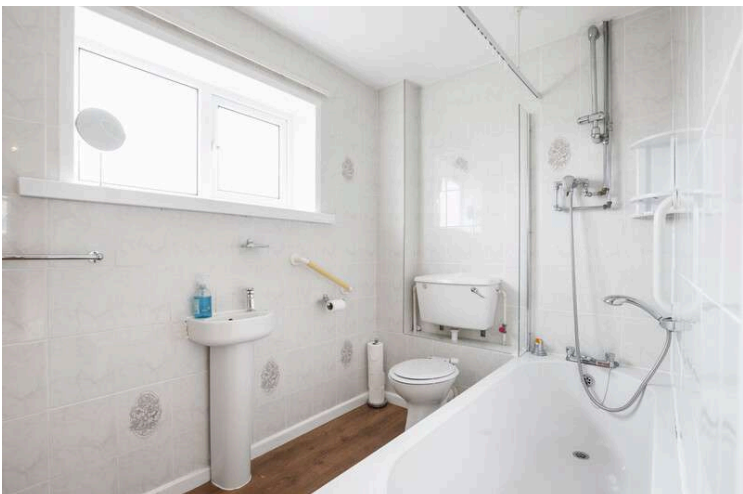
4 Marchbank Grove, Edinburgh EH14 7ES

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Marchbank Grove. This delightful semi-detached property offers bright and spacious accommodation with three double bedrooms, a large living room and a dining room with direct access to the rear garden. The property also benefits from a single garage and driveway. Balerno is a popular location for families with an ease of access to local amenities and schooling. Presented to good order throughout, we would recommend early viewing.

- Front porch.
- Hallway with a large storage cupboard.
- Living/dining room with windows to the front and rear, door to kitchen.
- Fully fitted kitchen with a range of wall and base units along with integrated appliances.
- Utility room, door to the garage.
- Dining room with patio doors to the rear garden.
- Upper landing with two storage cupboards, hatch to attic.
- Double bedroom rear facing with built in wardrobe storage.
- Front facing double bedroom built in wardrobe storage.
- Double bedroom rear facing.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Rear enclosed garden with garden to the front.
- Single garage with a driveway.



## Location

The much sought after village of Balerno lies to the southwest of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport

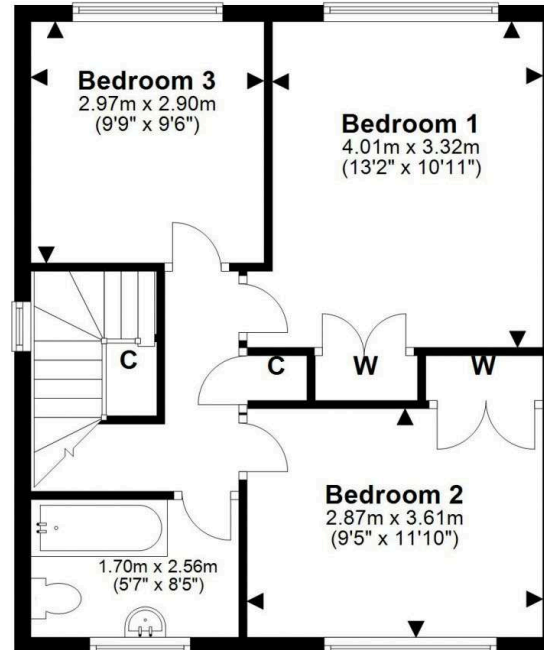
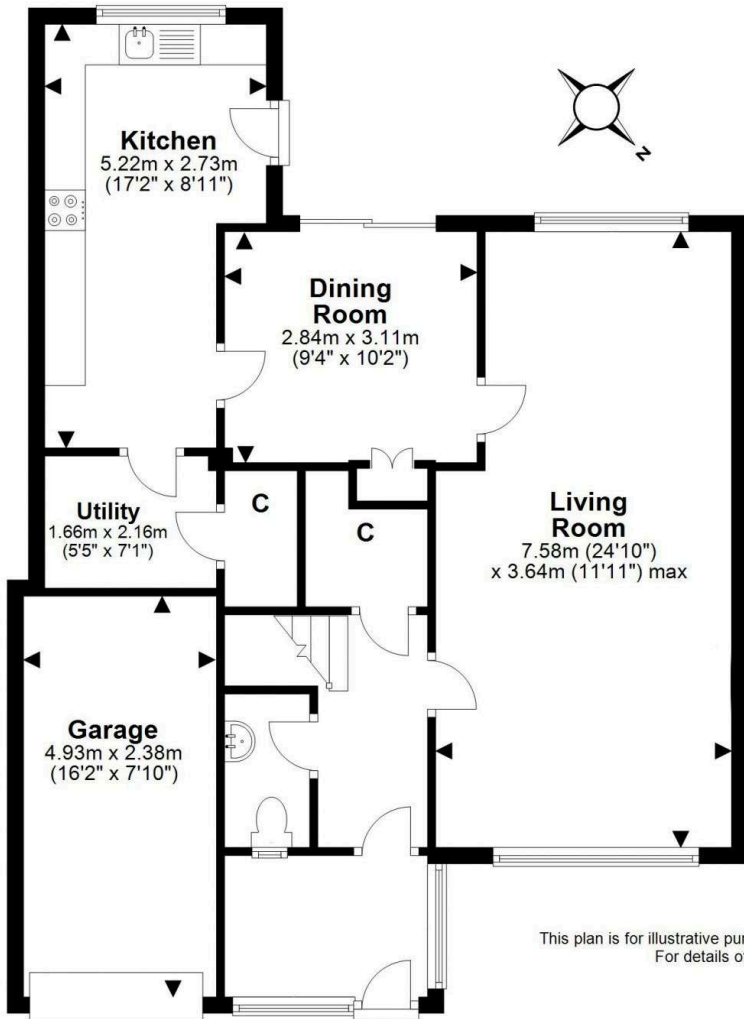
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

