


COULTERS 

# 6 ADDISTON CRESCENT

BALERNO, EDNBURGH, EH14 7DB

 5 BED

 1 BATH

 3 PUBLIC



## TAKE A LOOK INSIDE

Situated within a peaceful residential neighbourhood in the desirable village of Balerno, this is an extended, detached house which enjoys spacious and flexible accommodation with stunning gardens. Although well-maintained throughout, the property now requires some modernisation and redecoration but has the potential to be a fantastic home in a wonderful, family friendly location. The property has been extended in the past, however, due to the size of the plot, there remains further potential to extend or reconfigure if desired by a new owner.

On the ground level, there are three public rooms which include a living room, adjoining dining room and a conservatory which leads out to the garden. There is also a versatile fifth bedroom which is currently used as a large office. The kitchen is situated to the rear of the property and is linked to a sizeable utility room which in turn, has access to the garage. A handy WC is also located on the ground floor. Upstairs, there are four double bedrooms and a shower room, plus access to a substantial loft which is partially boarded.

## KEY FEATURES



Substantial detached home



Up to five double bedrooms available



Extensive, beautifully kept gardens



Garage and private driveway



Walking distance to local schools



Excellent amenities, all accessible on foot



The extensive rear garden is a real highlight of this property. All fully enclosed and with excellent privacy, the gardens comprise a patio, neat lawn, mature trees including a productive apple tree, vegetable patch and fruit bushes. There is also a well-kept garden to front and access to the back garden is available around the side of the property. There is a single garage with light, power and manual up and over door. The paved driveway is capable of accommodating up to two vehicles.

Gas central heating and double glazing have been fitted throughout.



## THE LOCAL AREA

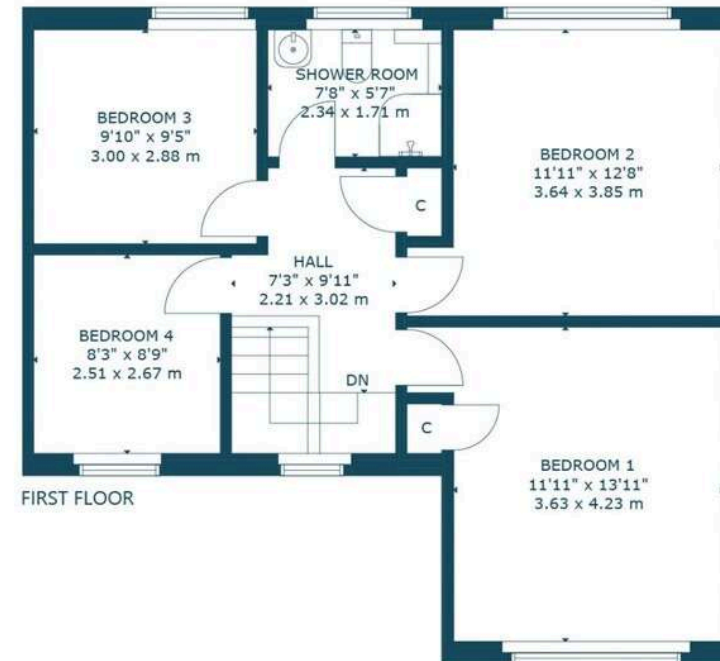
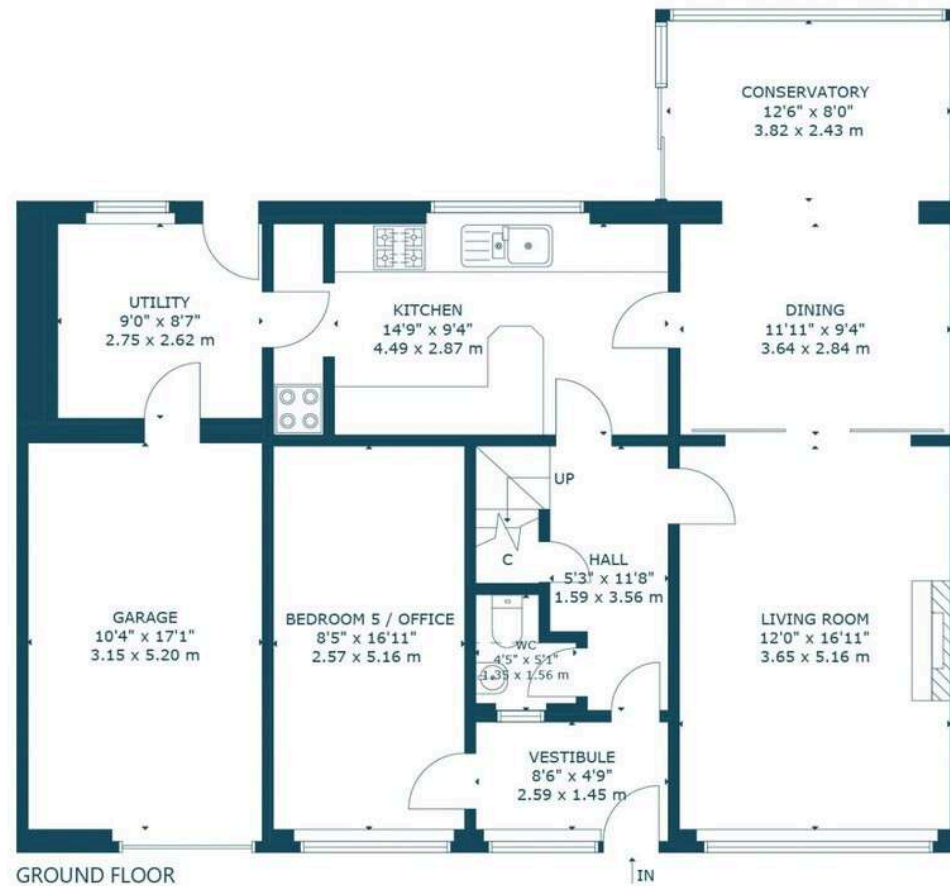
Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs, a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.



## EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances and garden furniture are included in the sale price. Other items may be available by separate negotiation.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,696 SQ FT / 158 SQ M  
GARAGE 180 SQ FT / 17 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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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.