










Offers Over

**£165,000**

## 11a Threipmuir Place

Balerno | Edinburgh | EH14 7HA

This generously proportioned main door upper villa with private garden and lock-up garage is pleasantly situated within a quiet cul-de-sac setting within the ever-popular village of Balerno. The property would undoubtedly suit the first time buyers or those wishing to downsize. In need of cosmetic upgrading but provides excellent potential to create a fine home in a fantastic location.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Lock-up garage
-  Private garden to rear
-  EPC rating - C
-  Council tax band - C



## Description

In brief the accommodation comprises; stairway leading to welcoming entrance hallway with built-in storage, spacious and bright lounge/dining, fitted kitchen pleasantly overlooking the rear garden, light and airy principal bedroom, second good sized bedroom and bathroom with three-piece suite. Further benefits include gas central heating, double glazing and good storage throughout.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, fridge/freezer, washing machine, toaster, kettle and microwave.

## Gardens & Lock-up garage

To the rear, there is a fantastic private garden which has been well maintained and laid to lawn. The single lock-up garage is positioned within the development and ample parking is available.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

The much sought after village of Balerno lies to the south west 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.

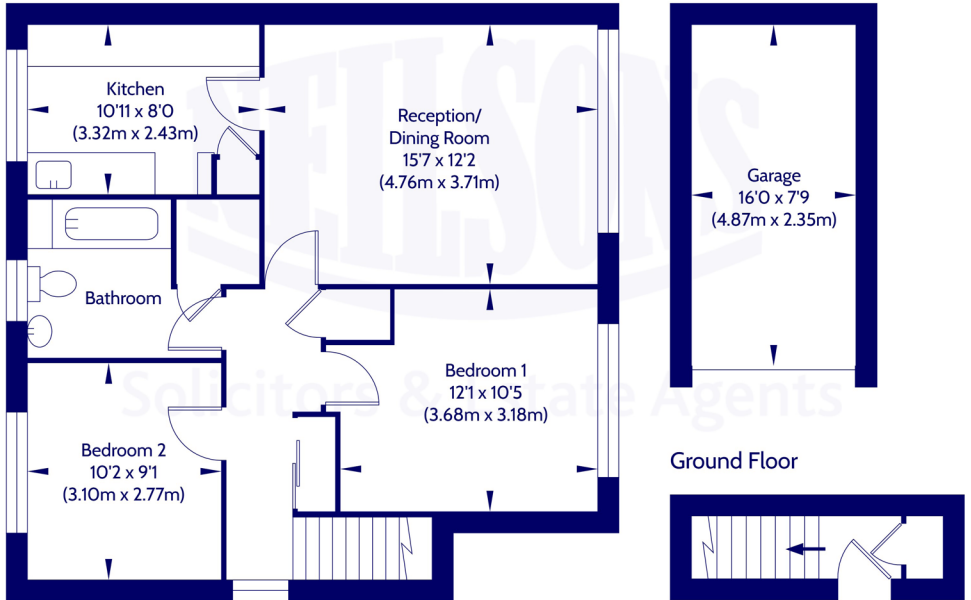
Approx. Internal Area 65.47 Sq M / 705 Sq Ft.

Not to scale. For identification only.

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## First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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