










Offers Over  
**£180,000**

## 9 Greenfield Road

Balerno | Edinburgh | EH14 7HB

This spacious main door upper villa with private gardens and lock-up garage enjoys a quiet setting within the popular village of Balerno close to local amenities and excellent commuting links. The property which is in a prime location is bound to appeal to the young professionals or those looking to downsize, and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Rear Garden
-  EPC Rating – C
-  Council Tax Band – C



## Description

Internally the accommodation briefly comprises; entrance vestibule with storage and stairs leading to the upper level, welcoming hallway with excellent storage, spacious reception room with large picture window flooding the room with natural light, fitted kitchen with a range of wall and base units, well-proportioned principal bedroom with fitted cupboard, generous second double bedroom, and contemporary fully tiled shower room. Further benefits include gas central heating (new boiler installed 2022), double glazing and hatch accessing partially floored and insulated attic.



## Extras

All the fitted floor coverings shall be included in the sale together with the fridge freezer. The cooker can be made available by separate negotiations.

## Gardens, Garage & Driveway

The property benefits from spacious garden ground, to the rear is a fully enclosed private garden, mostly laid to lawn, bordered with mature plants and shrubbery, with additional patio area making this the ideal spot for outside entertaining. To the front is a monoblock driveway leading to lock up garage for additional storage requirements.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

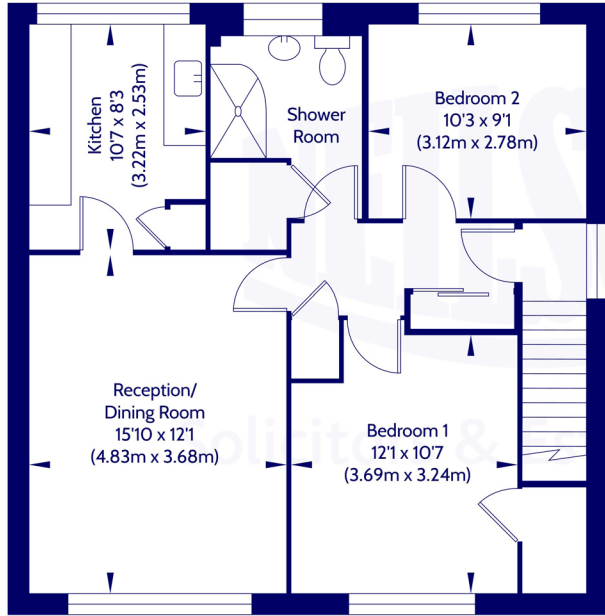
The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling 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.



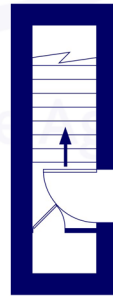
Approx. Internal Area 67.53 Sq M / 727 Sq Ft.

Not to scale. For identification only.

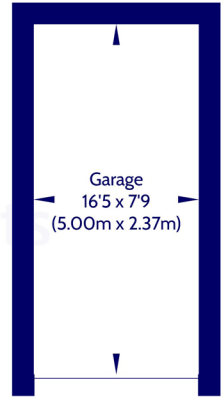
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First Floor



Ground 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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