



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**1/1 Byrne Crescent**

Balerno, Edinburgh, EH14 5FF



# 1/1 Byrne Crescent

Enjoying private parking and a patio overlooking well-maintained communal gardens, this tastefully presented two-bedroom, two-bathroom ground-floor flat is peacefully located on the rural fringes of desirable Balerno - a well-served village close to Edinburgh. The airy, neutral interiors boast excellent built-in storage and a wonderfully bright open-plan living/dining area and kitchen. Benefiting from frequent bus services and proximity to major road links, this modern abode will appeal to professionals, young families, and downsizers seeking a quiet location with good travel connections.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## Property Summary

- Quiet contemporary development
- Tranquil open views
- Ground-floor flat with tasteful décor
- Secure entry system
- Airy entrance hall with good storage
- Open-plan living/dining room and kitchen
- Principal suite with storage and shower room
- One further bedroom with storage
- Bathroom with shower-over-bath
- Private patio accessed from the living area
- Well-kept communal gardens with play park
- Allocated parking space
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E





Principal suite with storage and shower room, one further bedroom with storage and a bathroom with shower-over-bath



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**dream property!**



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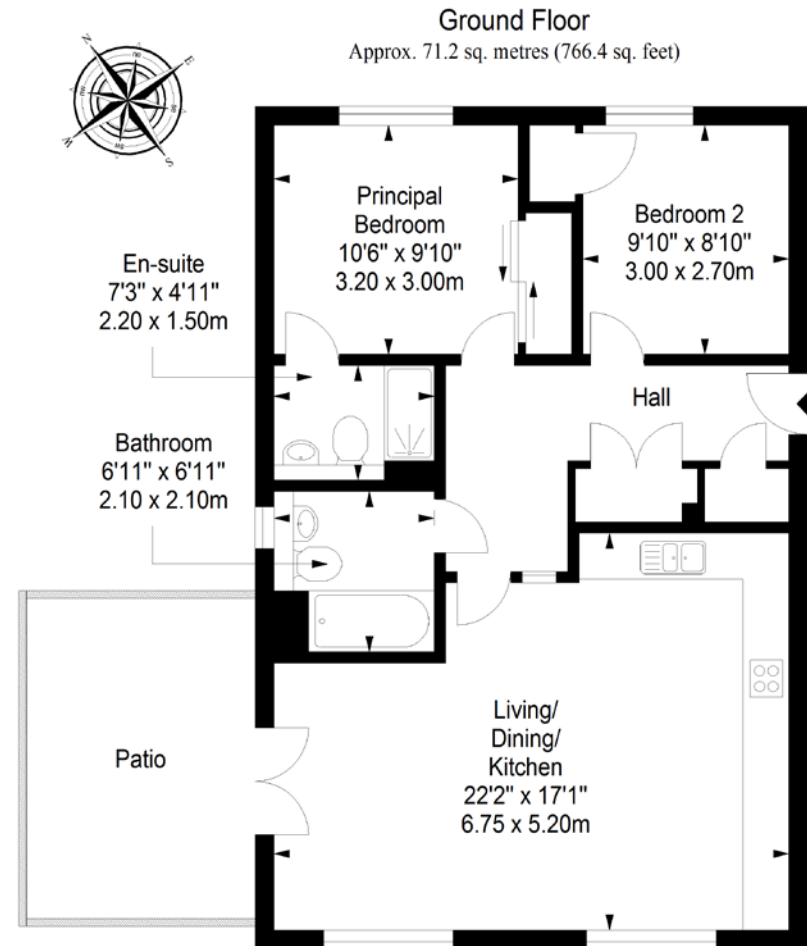
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 71.2 sq. metres (766.4 sq. feet)