



# 22 Burnside Park

BALERNO | EDINBURGH | EH14 7LY



MURRAY  
BEITH  
MURRAY

# 22 Burnside Park

BALERNO | EDINBURGH | EH14 7LY

22 Burnside Park is a bright and spacious 4/5 bedroom detached family home in the prime residential area of Balerno. Situated with a surrounding garden, this extended home is extremely well-presented and benefits from driveway parking and garage.

Entrance vestibule; welcoming hall; spacious lounge with a twin aspect and timber mantel piece; fitted kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a table and chairs; fabulous conservatory with under-floor heating and access to the enclosed rear garden; family room / bedroom 5 with views to the front of the property, utility room with wall mounted and floor standing units, washing machine and vented tumble dryer; shower room with white three-piece suite; carpeted stair rising to the first floor landing with 2 storage cupboards; principal bedroom with a dual aspect and extensive built-in-wardrobes; ensuite bathroom with white three-piece suite comprising wash hand basin, WC and bath with shower over; double bedroom 2 with built-in-wardrobes and wash hand basin; double bedroom 3 with built-in-wardrobes; bedroom 4 / office; contemporary family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over. Floored loft accessed by a Ramsay ladder.

Garage with up-and-over door, driveway parking and further unrestricted parking in the surrounding streets.

Well-maintained garden grounds with lawns, mature borders, and patio. The garden shed and playhouse are included in the sale.

Double Glazing, gas central heating.

All fixtures and fittings are included in the sale: whilst believed to be in working order no warranties will be given and they are sold as seen. Also included in the sale are the integrated Neff appliances comprising oven with hide and slide door for the keen baker, combi microwave, plate warming drawer, 5-ring induction hob and dishwasher, as well as the fridge and together with the freezer, washing machine and vented tumble dryer in the utility room.

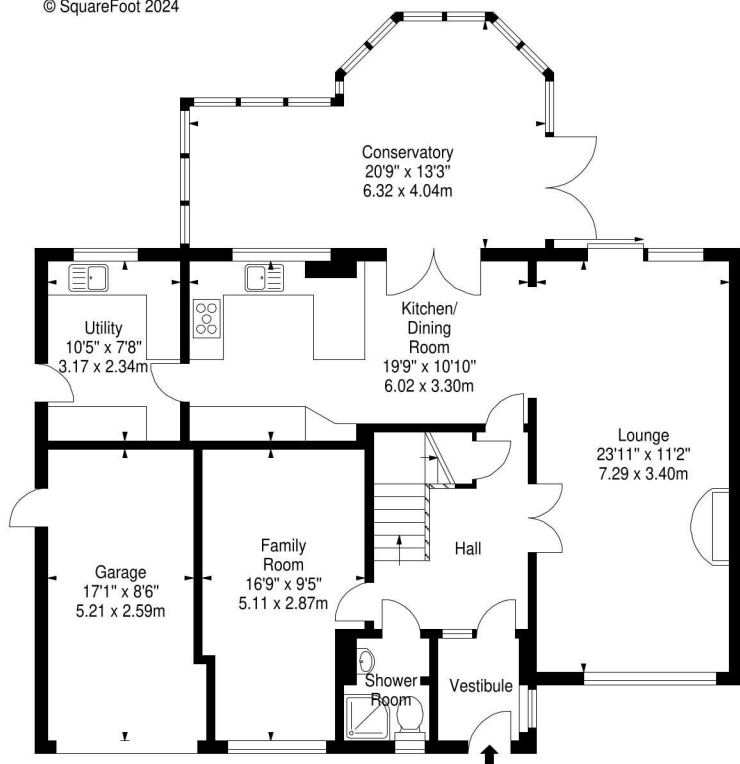




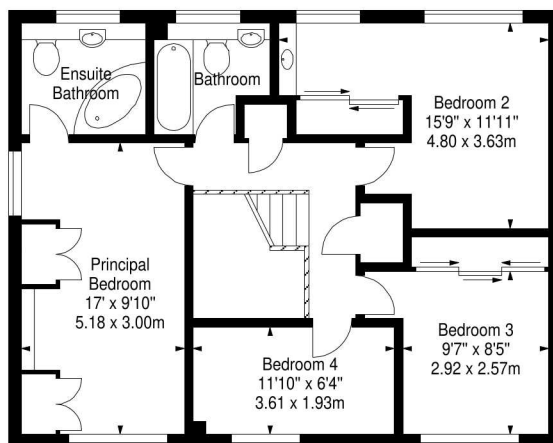
**Burnside Park,  
Balerno,  
Midlothian, EH14 7LY**



Approx. Gross Internal Area  
2037 Sq Ft - 189.24 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

## Location

The conservation village of Balerno lies approximately seven miles to the southwest of Edinburgh's city centre, and is a desirable residential suburb conveniently located for the Edinburgh City Bypass, major motorway networks, Queensferry Crossing and Edinburgh Airport. Balerno enjoys enviable public transport with a regular bus services run to and from the city centre and surrounding areas as well as Curriehill train station. The village has a pleasant rural feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of the highly regarded Dean Park Primary School and Balerno High School. Napier and Heriot Watt university campuses are also within easy reach. The area is well served for a variety of recreational and leisure facilities including Harlaw and Threipmuir Reservoirs, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton, Kingsknowe and Dalmahoy, together with several local sports, tennis and bowling clubs.



MURRAY  
BEITH  
MURRAY



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk) W: [www.murraybeith.co.uk](http://www.murraybeith.co.uk)

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.