










Offers Over
£315,000

10 Harlaw March

Balerno | Edinburgh | EH14 7BJ

An excellent opportunity has arisen to purchase this spacious, extended semi-detached villa with private gardens, fabulous countryside views and lock-up garage. Providing fantastic family accommodation, the property is nestled within a quiet courtyard setting in the popular Balerno district. Internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage, generously proportioned and bright lounge/dining with double doors leading to the light and airy family room which pleasantly overlooks the rear garden and provides direct access to the garden, stylish fitted kitchen with door to side and bathroom with white three-piece suite. Upper landing with storage cupboard, well proportioned principal bedroom with fitted wardrobes, two further good sized bedrooms with storage and modern shower room with shower cubicle. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and dishwasher.

Gardens & Garage

The property is situated on a generous corner plot with good sized, well maintained private gardens to the front, side and rear. The rear garden offers a high degree of privacy and provides stunning countryside views. A single lock-up garage can be found within the courtyard.

Viewing

Please contact Neilsons on 0131 625 2222.





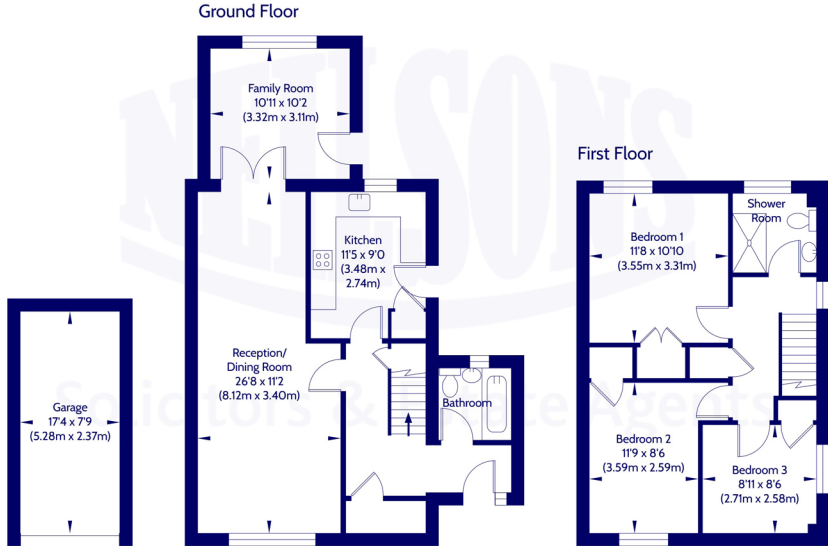
Location

The much sought after village of Balerno lies to the southwest of the City Centre on the edge of the Pentland Hills Regional Park. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network, Forth Bridges and Edinburgh International Airport and regular public transport provides swift access to the City Centre and surrounding areas. A range of local retailers provide day-to-day requirements with larger supermarkets found nearby together with a good range of national stores located at The Gyle and Hermiston Gait. Highly regarded schooling is available at all levels with Heriot Watt University and its excellent Oriam Sports Centre also close at hand. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, the Pentlands Regional Park and walks along the Union Canal and the Water of Leith.





Approx. Gross Internal Floor Area 105.12 Sq M / 1131 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

