










Offers Over
£300,000

9 Deanpark Avenue

Balerno | Edinburgh | EH14 7EB

Quietly situated in the highly desirable village of Balerno, this spacious semi-detached house is set on a large plot offering excellent potential for extension (subject to consents) and offers buyers a superb opportunity to create a delightful family home.

-  3 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – C



Description

This bright and spacious house has been a much-loved family home and would now benefit from a minor degree of modernisation, offering buyers the chance to put their own stamp on the accommodation. The property has been well-maintained, and is presented for sale in good decorative order in move-in condition. The front door opens to a bright and generous reception hallway which leads to the large reception room with a dual aspect and ample space for both living and dining furniture. The kitchen/breakfast room overlooks the garden and gives access to the rear hallway with storage and utility space and door to the garden. The family bathroom is on the ground floor and has a white suite with over bath shower attachment. Stairs from the hallway lead to the upper landing with built-in storage. There are three superb sized double bedrooms, each with built-in storage and there is ample scope and space on the first floor to create an additional shower room or perhaps en-suite, subject to the usual consents. Benefits on offer include excellent storage throughout the home including access to a large loft with conversion potential, gas central heating and double glazing.



Extras

The white goods in the kitchen, carpets and floor coverings, curtains (with the exception of the front bedroom) and light fittings are all to be included in the sale.

Gardens and Drive

A particular feature of this property are the substantial gardens to the front, side and rear which offer space and scope to extend the property subject to the usual consents. The rear garden has lawn and patio areas and timber storage shed, whilst the front garden is pebble chipped for ease of maintenance. A paved and chipped driveway to the side of the house offers ample off-street parking, enclosed by gates and further unrestricted parking is available on the street.

Viewing

Please contact Neilsons on 0131 625 2222





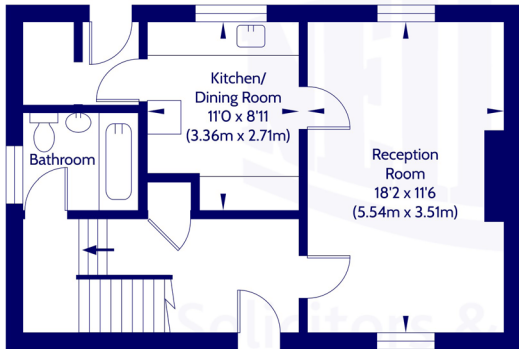
Location

The much sought after village of Balerno lies to the south west of the City Centre, nestled beneath the Pentland Hills 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.

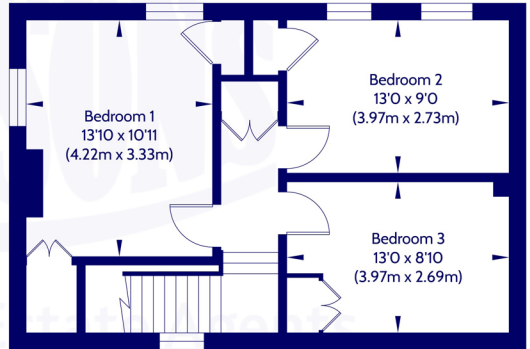




Approx. Gross Internal Floor Area 95.63 Sq M / 1029 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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