



Solicitors & Estate Agents



Offers Over








£450,000

23 Cherry Tree Park

Balerno | Edinburgh | EH14 5AQ

A fantastic opportunity has arisen to purchase this impressive, beautifully presented detached villa in a quiet leafy cul de sac, with driveway, garage and private gardens, enjoying a quiet setting within the popular village of Balerno.

The property which is in a prime location is bound to appeal to the growing families.

-  4 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – G



Description

The attractive accommodation in brief comprises; porch leading to welcoming reception hallway with WC off, light and spacious twin windowed reception/dining room, stylish fitted kitchen with integrated appliances and side door accessing garden. Finally, the upstairs accommodation comprises; spacious upper landing, two well proportioned double bedrooms with fitted wardrobes, two further good sized single bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.

There is potential to extend the property to the side and back, subject to the necessary planning permission.



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated appliances in the kitchen. Items of furniture can be available through separate negotiation.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is mainly laid to lawn, mature trees and bushes, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the double garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

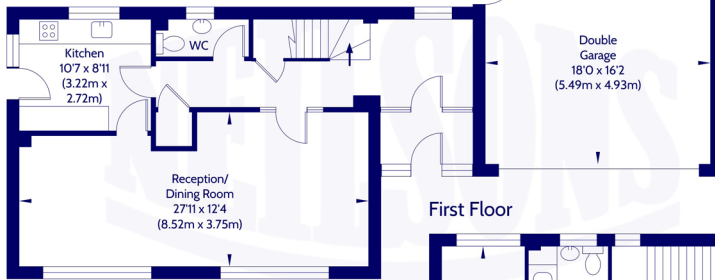
The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling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



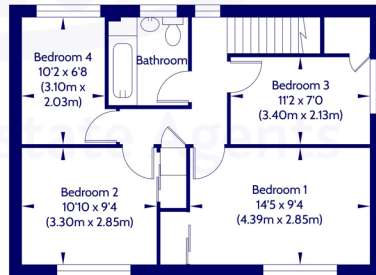


Approx. Gross Internal Floor Area 112.53 Sq M / 1211 Sq Ft.

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.



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



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