

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

11 Millbank, Balerno, EH14 7GA
3 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: C

Location

This beautiful, detached family home is situated in the ever popular area of Balerno, a thriving suburb just south west of the city centre with a surprisingly rural feel.

There are excellent local amenities within the heart of the conservation village, with a range of local shops, cafes and bars and more extensive shopping just a short drive away at the Gyle Shopping Centre.

Set among beautiful countryside with pleasant walks along the nearby Water of Leith and superbly placed for other outdoor pursuits in the Pentland Hills. In addition there is a rugby club, tennis and several golf courses and the Oriam (national performance centre for sport) close by.

The property lies within a convenient distance to the Edinburgh City Bypass, offering quick access to Edinburgh International Airport and the motorway network, while a regular bus service operates to and from the city centre.

There are highly respected schools from nursery to secondary level.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground level

- Entrance hallway
- Cloak room with WC and wash basin
- Lounge with fireplace and French doors to rear garden

Garden level

- Dining room/fourth bedroom
- Kitchen/breakfast room
- Utility room
- Access to double car garage

First floor

- Family room
- Sun room with large, roof height windows
- Master bedroom with en-suite and built in wardrobes
- Two further bedrooms both with built in wardrobes
- Family bathroom with bath, WC and wash basin

Extras

- Well maintained gardens to front and rear
- Double car garage
- Large driveway
- Gas central heating
- Double glazing



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 155m²
Garage 35m²