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192 Cockburn Crescent, Balerno, EH14 7LU3 RECEPTIONS5 BEDROOMS2 BATHROOMSEPC: D



Location

This substantial five bedroom detached home is situated in Balerno; a thriving suburb just southwest of the city centre.

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

The Village is set among beautiful countryside with pleasant walks along the nearby Water of Leith and is superbly placed for other outdoor pursuits in the Pentland Hills. In addition, there is a rugby club, tennis court, and several golf courses 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 regular bus and train services operate to and from the city centre.

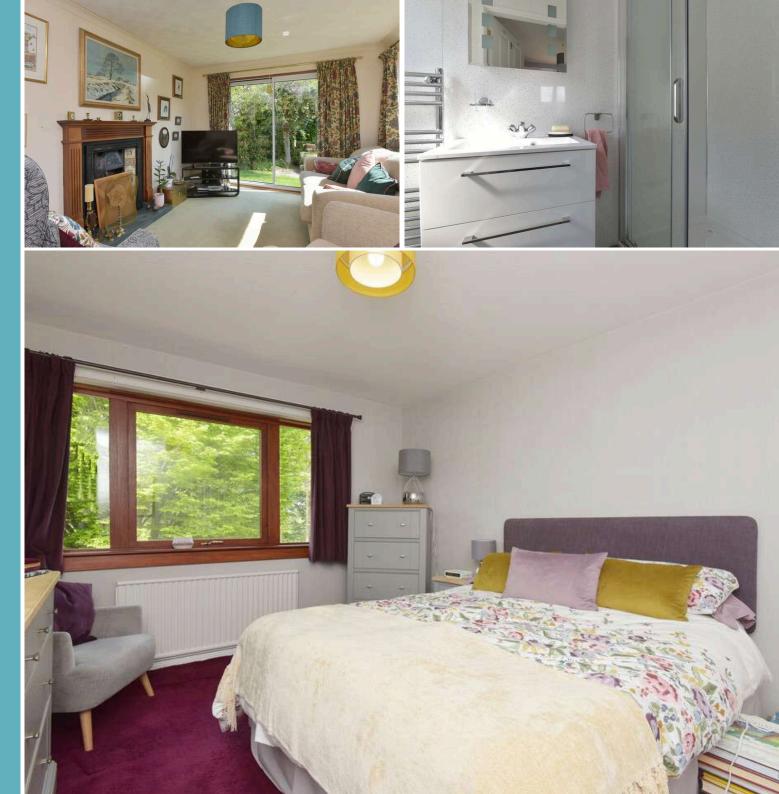
There are highly respected schools from nursery to secondary level also available close by. This property provides excellent potential to serve as a spacious and welcoming family home.

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.









General

Substantial detached home with excellent potential to renovate to suit individual tastes.

Three reception rooms including a living room, sitting room, and dining room.

Spacious kitchen with gas hob, electric oven, grill, and built-in seating area for dining.

Master bedroom with en-suite shower room and built-in storage.

Four well-proportioned double bedrooms

Two full bathrooms and an additional w/c.

Large windows throughout the property affording plenty of natural light.

Sizeable entrance vestibule.

The sitting room attached to dining room also acts as a sunroom.

Attractive landscaped garden with summer house

Garage accessible via the kitchen.

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