










Offers Over
£395,000

9 Marchbank Grove

Balerno | Edinburgh | EH14 7ES

This charming, detached family bungalow boasts a sizable plot in the sought-after village of Balerno, positioned to the South West of Edinburgh's city centre. All on one level, the residence provides adaptable and excellent living spaces. Set at the end of a quiet cul-de-sac, it features a driveway leading to a garage, alongside the added advantage of a spacious, enclosed rear garden.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The property features a bright and welcoming hallway leading to an open-plan lounge with French doors to a private garden. The modern fitted kitchen offers an ample range of wall and base units, a breakfast bar, and appliances. Beyond the open-plan living area is a generous conservatory, currently used as a formal dining room, which also has garden access. The conservatory connects to the utility room and workshop. The principal bedroom is a good-sized double with a variety of built-in wardrobe and storage options, complete with built-in lighting, and an en-suite with a stylish wash basin and a cubicle housing an electric shower. Another double bedroom includes full-height mirror-fronted built-in wardrobes and additional integrated storage solutions. A third double bedroom offers a pleasant and peaceful aspect over the garden and also features built-in wardrobes. There is also a smaller single bedroom, ideal for use as a nursery, study, or home office. The bathroom comprises a three-piece white suite with tiling around the bath, vanity storage, and a shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property benefits from outstanding landscaped gardens to the front, side and rear. To the front is a highly decorative lawn bordered with hedgerow and pretty shrubbery adding to the appeal of the property. The garden to the rear extends around the side of the property and offers a lush lawn, vegetable patch, summerhouse and decked area with built in seating. This truly is a haven for outside entertaining along with the enclosed element making it a child and pet friendly environment. The property further benefits from off street parking and a lock up garage. Ample on street parking is available for residents and visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





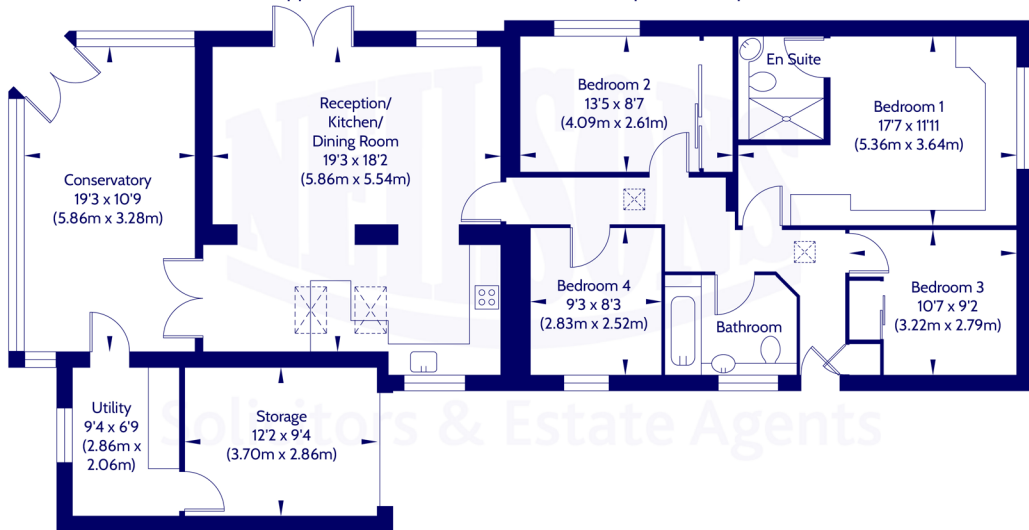
Location

The much sought-after village of Balerno lies to the south west of the City Centre 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 within safe walking distance 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, recreational facilities and parks are available locally including several golf courses, 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 126.58 Sq M / 1363 Sq Ft.



Ground 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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