

**2 Mallyn Avenue, Balerno  
Edinburgh, EH14 7EJ**

OFFERS OVER **£395,000**



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- Detached villa in excellent condition throughout
- Living/dining room and separate fitted kitchen
- Conservatory, office/study and downstairs toilet/wash hand basin
- Bright bathroom and 3 double bedrooms
- Gas central heating and pvc replacement double glazing
- Garage, driveway and garden
- Extremely popular village with unspoiled countryside
- EPC C

### Description

This extended detached villa (112 sqm) is an ideal family home in a much admired village location with excellent schools. Originally built by Cala in the late 1960's, the property has benefitted by the addition of a substantial conservatory which offers additional everyday living space. There is a beautifully presented 8 metre-long sitting room/dining room which benefits from recently sanded wooden flooring. There is a fully fitted kitchen with an extra-large office/study area off with further access to the garage. Also on the ground floor level is a handy store cupboard and useful toilet with wash hand basin. Upstairs are three good double bedrooms plus the family bathroom. There is also an attic for additional storage.





### Central Heating and Double Glazing

The property benefits from gas central heating and pvc replacement double glazing throughout.

### Garden, Drive and Garage

There is a front garden with monoblock driveway leading to the single integral garage and a substantial, fully fenced rear garden.

### Location

Balerno is a much admired village which has an historic central conservation 'heart' and a surprisingly rural feel being attractively located amidst truly unspoiled countryside which forms a gateway to the Pentland Hills. It has some local shops, highly regarded senior high school, primary school, library and a farmers' market offering local produce. A wealth of countryside pursuits abound including horse riding, walking, golf, riding and fishing whilst nearby is The Oriam (National Performance Centre for Sport). This popular residential location straddles the A70 and has evolved into a popular commuter base being only 8 miles from the centre of Edinburgh and a short drive away from motorway networks and the City By-pass (3 miles). Excellent bus services operate and the delightful 'Water of Leith Walkway' provides a tranquil route into the City Centre and even down to the Waterfront of Leith.

### Mortgage Valuation

The property has been valued by surveyors at £400,000 and the Home Report is also available from the ESPC web site.

### Council Tax and EPC

The property lies in Council Tax band F and has a C rated Energy Performance certificate.

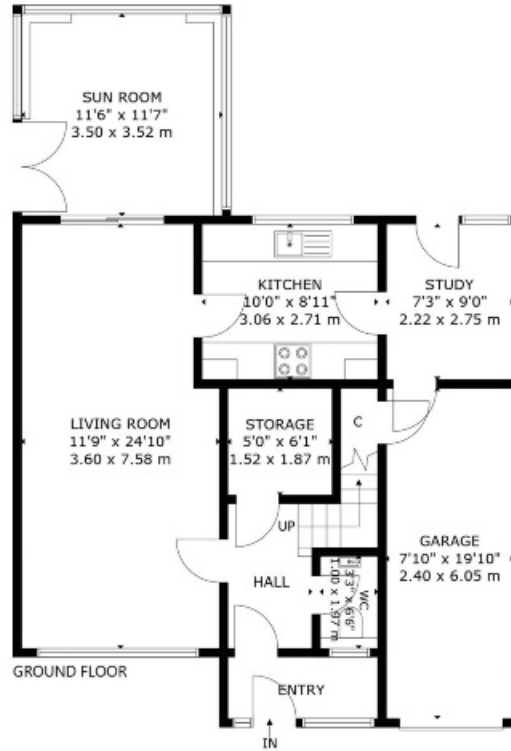
### Extras

The sale price includes all fitted carpets and integrated kitchen appliances.

### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)





2 MALLEY AVENUE, BALERNO EH14 7EJ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 555 SQ FT / 120 SQ M  
 GARAGE 142 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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