



GILSON GRAY

LAW • PROPERTY • FINANCE

7 GREENFIELD ROAD, BALERNO

Edinburgh, EH14 7HB



This two-bedroom lower villa benefits from tasteful neutral interiors, garage parking, and spacious gardens - southeast-facing at the front and secure to the rear. The property will appeal to those seeking a quieter alternative to city living, while still being within easy reach of Edinburgh's world-class attractions. It is situated in a residential community at the foot of the Pentland Hills, with proximity to major road links and bus services connecting to the heart of the capital, day and night.

Upon entering, you are welcomed by an entrance hall that offers useful storage and the comfort of plush carpeting underfoot. The hall flows into a reception room filled with natural light from a southeast-facing floor-length window. This comfortably carpeted living/dining area provides a flexible space for furniture and grants direct access to the kitchen, enabling social interaction between the rooms.



FEATURES

- Desirable semi-rural setting with superb travel links
- Lower villa with tasteful modern décor
- Entrance hall with storage
- Southeast-facing living/dining room with access to:
- Integrated kitchen with garden access
- Two double bedrooms with fitted wardrobes
- Stylish bathroom with bath and separate shower
- Southeast-facing front garden
- Good-sized enclosed rear garden
- Private parking bay and detached single garage
- Double glazed windows
- Gas central heating (including hive thermostat)





The light-filled kitchen opens onto the rear garden. It is appointed with modern yet classic oak-inspired cabinets, neatly integrated and offset by ample workspace and attractive coordinating tile work. Appliances include a fridge, freezer, dishwasher, washing machine, oven, and an induction hob with a stylish chimney-style hood. Within the home, you will also find two softly carpeted double bedrooms, each fitted with a mirrored wardrobe. The larger bedroom is light and airy, with ample space for a king-size bed. The second, cosier bedroom overlooks the rear garden and currently serves as a study/snug. Completing the interior is a bright, stylishly tiled bathroom. This modern well-equipped bathroom has a WC suite, vanity storage, a towel radiator, a bath, a separate shower enclosure, and underfloor heating. Gas central heating and full double glazing keep the property warm and efficient.

Outside, the villa is complemented by spacious gardens with neatly bordered lawns. The front garden boasts a southeast-facing position, while the large rear garden is securely fenced. Additionally, there is good private parking with a detached single garage accessible via an off-street parking bay.

Extras: The sale includes fitted floor coverings, blinds, standard light fixtures, and integrated appliances.





BALERNO, EDINBURGH

Nestled between the Pentland Hills and the Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including mini supermarkets, restaurants, traditional pubs, and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

EPC RATING:



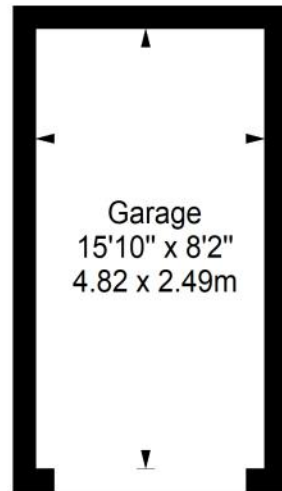
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

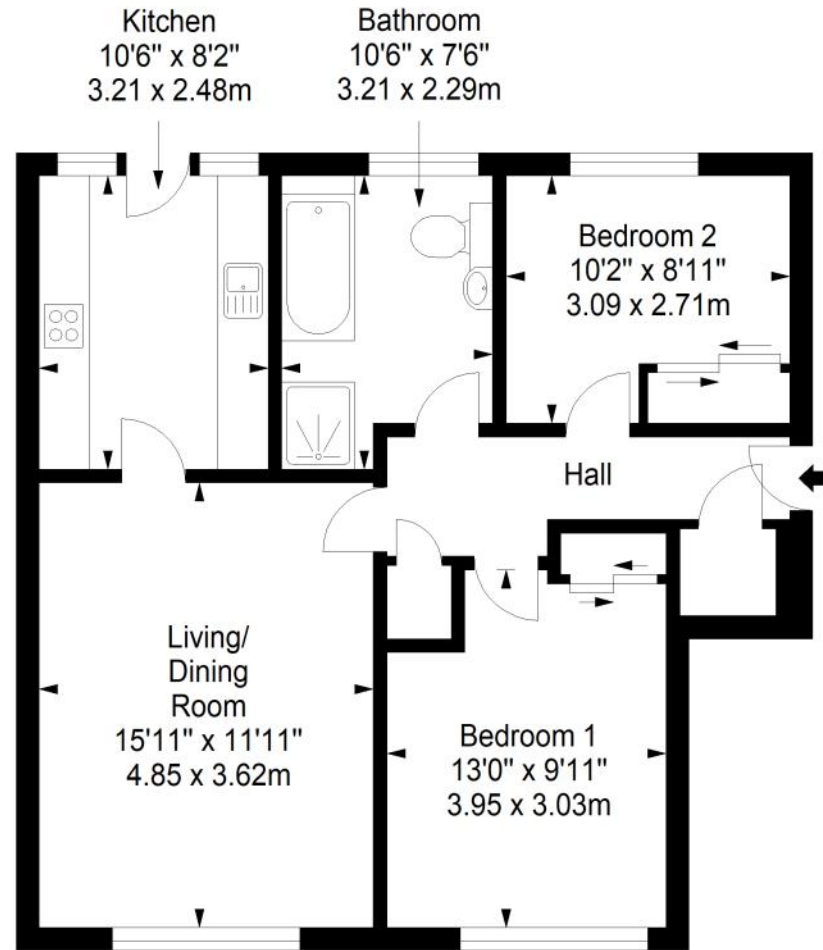
Garage

Approx. 12.0 sq. metres (129.2 sq. feet)



Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)



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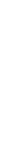
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