



6 Crosswood Crescent

Balerno, EH14 7HS



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5 bedroomed executive family home situated within the popular village of Balerno

- Spacious sitting room
- Kitchen/dining room with utility off
- Principal bedroom with en-suite
- 4 additional bedrooms
- Family bathroom with 4 piece suite
- Downstairs WC
- Floored loft providing extensive storage
- Large driveway & integral garage
- Spacious south/west garden with patio
- Gas central heating & double glazing

Offers Over: £490,000

EPC Rating: D

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.



About the Property

Located on the outskirts of Edinburgh in the popular village of Balerno this 5 bedroomed executive property offers a spacious family home for those looking to escape out of the city. Internally the property is well presented and complimented by modern fixtures and fittings throughout.

A large private driveway and integral garage can be found to the front and a large south/west facing garden with patio located to the rear.

Extras

To include all fitted flooring and carpets, light fixtures, curtains, blinds and range cooker.



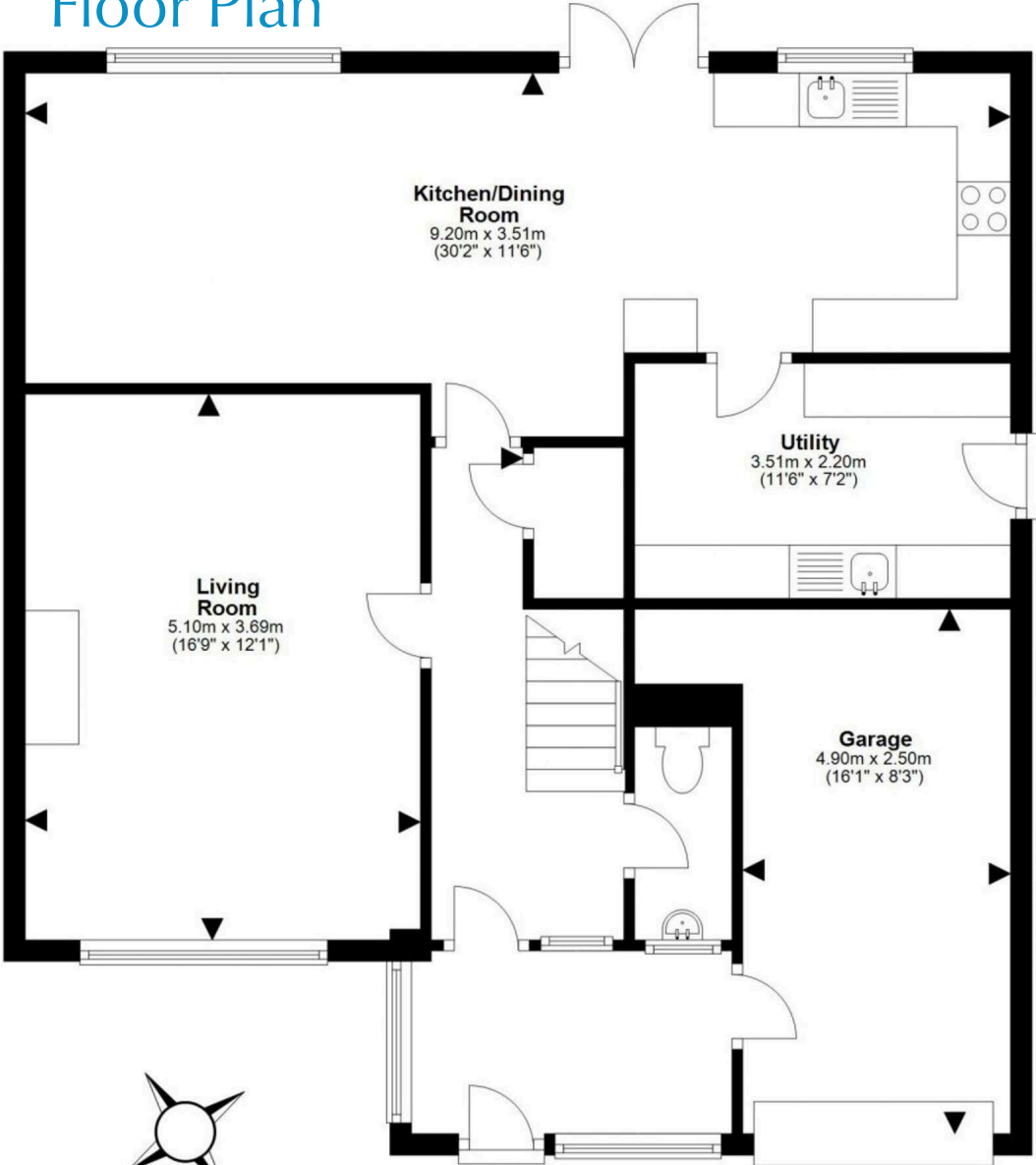




Location

Balerno is a popular and quiet semi rural residential area which lies a few miles south west of the city centre. Nearby walkways, cycle paths and regular buses take you to the city centre. There are excellent local facilities including a Co-op, bars, cafes (one with co-working space) and medical centre in nearby Currie. The Gyle Shopping Centre with a Morrisons and Marks & Spencer is a short drive away. The Water of Leith Walkway and Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horseriding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Forth Road Bridge and Glasgow. Schooling in the state and private sectors is well represented in the area and nearby areas.

Floor Plan



Ground Floor



First Floor

Total area: approx. 158.7 sq. metres (1708.0 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.