

**7 Whitelea Road
BALERNO EH14 7HE**

Offers Over £320,000

- Large dual aspect living/dining room
- Modern kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation
- Two double bedrooms and a single bedroom, all with built in storage
- Family bathroom fitted with three-piece suite
- Gas central heating and double glazing throughout
- Private garden to front and rear
- Off-street parking and single garage

Council Tax Band: E

Tenure: Freehold

Shared Ownership: No



Semi-detached Villa

This superb semi-detached home in the ever-popular Balerno area is sure to attract strong interest. Offering three bedrooms and generous living space, the property will appeal to a wide range of buyers, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a fantastic dual-aspect living/dining room, flooded with natural light and ideal for hosting friends and family, with French doors opening directly onto the rear garden. The kitchen is fitted with a range of floor- and wall-mounted units, a gas hob, double oven, and integrated appliances. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes providing excellent storage, along with a large single bedroom featuring a useful storage cupboard. The modern bathroom is fitted with a contemporary three-piece suite with an electric shower over the bath. The hallway offers two additional storage cupboards, while the landing provides access to a partially floored attic space. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a private rear garden laid mainly to lawn with a decking area, perfect for summer barbecues. A single garage and driveway provide off-street parking.

Balerno is conveniently located approximately 8 miles from the centre of Edinburgh, accessible by a frequent bus service or by train from nearby Curriehill station. The property offers easy access to the Edinburgh city bypass, M8/M9/M90 motorways, and Edinburgh International Airport, making it ideal for commuters. The village is served by Dean Park Primary and Balerno Community High School, both within walking distance. Heriot-Watt University is less than 3 miles away. Local amenities in the village include 2 Scotmid stores, various eateries and a pharmacy. Various shopping centres in nearby Livingston, the Gyle Centre and Hermiston Gait. Recreational facilities include bowling, tennis, and rugby clubs. The area offers several walking and cycling options, including the Water of Leith, NTS Malleny Gardens, woodland walks and Pentland Hills Regional Park

Viewing by appointment on 0131 337 1800





Whitelea Road,
Balerno,
Midlothian, EH14 7HE



Approx. Gross Internal Area

848 Sq Ft - 78.78 Sq M

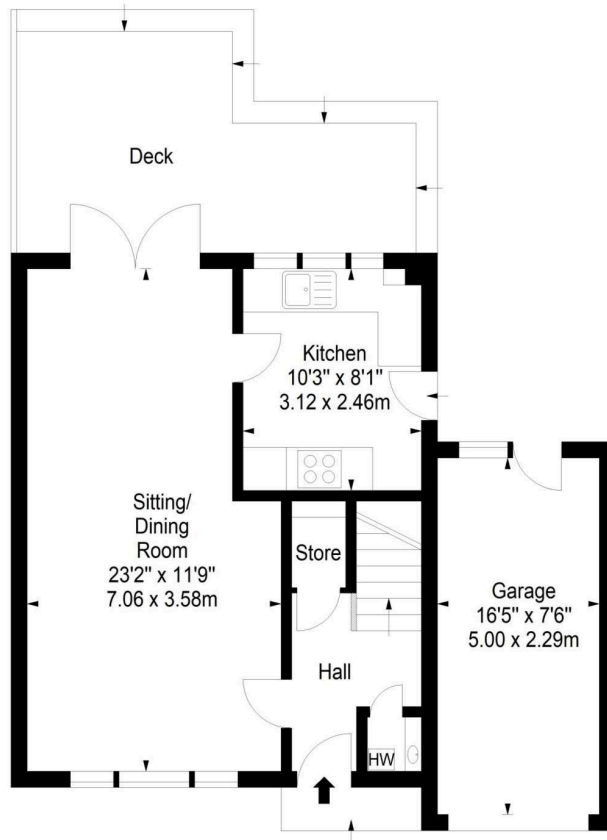
Garage

Approx. Gross Internal Area

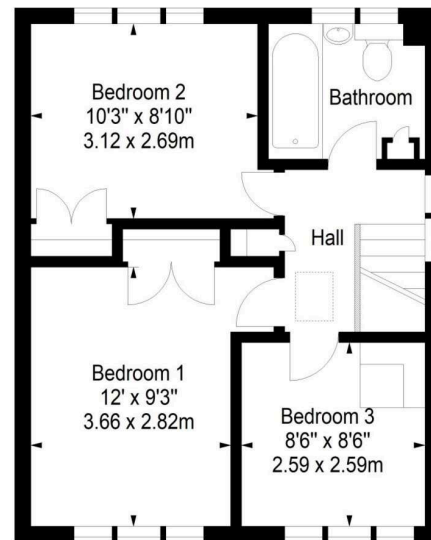
124 Sq Ft - 11.52 Sq M

For identification only. Not to scale.

© SquareFoot 2026



Ground Floor



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

