



CLANCYS

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# 16 Cockburn Crescent,

Edinburgh, EH14 7EN



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C



FREEHOLD



## Description

Welcome to 16 Cockburn Crescent, Edinburgh, EH14 7EN, this generously proportioned, two-bedroom and rarely available terraced bungalow offering superb open outlook to the Pentland Hills and adjacent countryside. Flexible living accommodation. Hallway, lounge that has the lovely open views via a large picture window, fitted kitchen, dining room, 2 bedrooms with built in wardrobes and shower room. The property further benefits from gas central heating. double glazing, well maintained private gardens to the front and rear. The property is presented to the market in excellent order throughout, we would highly recommend an early viewing to fully appreciate the size standard and quality of accommodation on offer.

## Location

Balerno is a charming conservation village lying to the south west of Edinburgh, renowned for its excellent local amenities, highly regarded schools - including Balerno High School. Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. With an abundance of beautiful outdoor spaces such as the Pentland Hills Regional Park and Water of Leith Walkway, close to hand. Balerno offers a peaceful village lifestyle while remaining well-connected to Edinburgh city centre via regular bus services and nearby rail links from Curriehill Station, as well as swift access to the City Bypass, motorway network and Edinburgh Airport. Local shopping is to be found within the village, plus the ever popular Balerno Inn for dining. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community.

## Extras

All fitted floor coverings and integrated appliances in the kitchen. It should be noted that other items of furniture may be available by separate negotiation.

## Features

- Entrance hallway
- Living room
- Dining room
- Kitchen
- 2 Bedrooms
- 1 Shower room
- Private gardens to front & rear
- EPC – C
- Council tax band – E
- Freehold









