





McEwan Fraser Legal

Solicitors & Estate Agents

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# 10 Clayhills Park

BALERNO, EDINBURGH, EH14 7BH












# Balerno

The village of Balerno has, in recent years, become a much sought after and very peaceful suburb of Edinburgh, without losing its rural appeal. It lies only 7 miles from the city centre, and is bordered by beautiful farm land and the Pentland Park. For the outdoor enthusiast, it offers wonderful walking opportunities both into the hills, around the reservoirs, along the Water of Leith, and the Union Canal, where you can walk and cycle all the way to Leith. There are also many more sporting activities in the area, Currie Rugby Club, swimming pool at the High School, Horse riding, Fishing Clubs, Dalmahoy Golf Course nearby, mountain biking and various fitness centres within easy reach.

Balerno has recently grown into a very desirable executive belt, and is perfectly situated for the City By Pass heading South, the trunk motorways North and the M8 to Glasgow. For the business person, it is 10 minutes drive to the Airport, and about 25 minutes to the City Centre. For the daily commuter, the bus route runs every 15 minutes to the city and beyond, and Curryhill Station is only 5 minutes away by car, which connects the area to Glasgow as well as Edinburgh.

There are all the necessary amenities in the village centre, a dentist, chemist, food shopping supermarkets, post office, hairdressers, library, two pubs and some food outlets. Every two weeks, the village centre hosts a Farmers Market where delicious local produce can be purchased. Further extensive shopping is within easy reach at Almondvale in Livingston, South Gyle and Hermiston Gait. Banking facilities are to be found in Juniper Green and Currie, as is the Pentland Medical Centre. St Johns Hospital is situated in Livingston.

The schooling in Balerno is very highly regarded and much sought after both at primary and secondary level. For pre school children there is a nursery and a weekly playgroup where mothers and children can get to know each other and have some fun.

The sense of village community is very strong, and, for two weeks, every year the Balerno Children's Gala takes place, where everyone can get involved in the fun and activities. Balerno also hosts a much admired Music Festival encouraging local talented people to take part, but also bringing in musicians from the Classical and Jazz genres to perform. This is always a complete sell out.

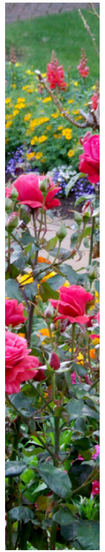
10 Clayhills Park, is a charming, substantial and exceptionally well presented detached bungalow which has been modernised to offer a wonderfully spacious, comfortable and beautifully presented family home. This layout offers the buyer a multitude of choices in deciding how to utilise the fabulous space on offer.





















The house sits on a large plot of land with gardens to the front and substantial, secure and secluded gardens to the rear. The property is approached by a long garden path with driveway parking for up to two cars at the side and a large double garage with electric door. The rear garden is fully surrounded by fences and hedges. The mature gardens offer complete privacy when entertaining on the patios or extensive decked area. The house exudes an inviting and welcoming atmosphere, is full of charm and character and viewing is highly recommended to appreciate the quality of accommodation on offer.

The accommodation comprises of an entrance porch, hallway, providing access to all rooms with two good-sized cupboards, two-piece WC and access to the attic storage space.

The spacious open plan lounge/dining area will appeal to the discerning buyer, as a space of this size is rarely available in a traditional bungalow. The room is flooded with light thanks to large windows to the front and patio doors leading out to a patio and rear garden.

The fitted kitchen is well equipped and is fitted with a range of base and wall mounted units. There are a number of quality appliances and a stunning Belling range dual fuel cooker (4 electric ovens and 6 gas burner hob), which is sure to appeal to any aspiring chef. The kitchen also provides access to the immaculate, very spacious conservatory, which has been designed to act as an extension to the property and has a wonderful outlook of the well-kept rear garden.

The master bedroom is flooded with light thanks to large windows looking to the front and side of the property. This room provides ample space for furniture arrangements and has built in wardrobes. In addition, there is a modern three-piece en-suite shower room. The other three double bedrooms are immaculately dressed and provide more than adequate space for arranging furniture. All have built in storage/wardrobes.

There is a fully tiled bathroom with shower, bath and vanity units housing basin and concealed WC.

Externally there are well maintained and stocked gardens to the front and rear. A large patio leads onto extensive, split-level decking, perfect for sunbathing and BBQs.

Two garden sheds provide storage for tools, and there is a good sized greenhouse for the keen gardener.







*...The master bedroom is flooded with light thanks to a large windows...*







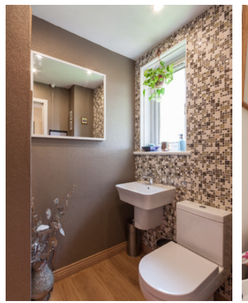














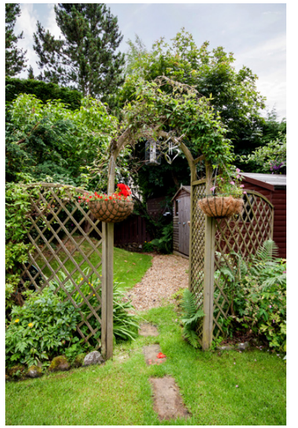


The Conservatory









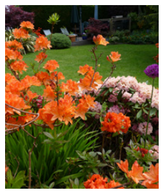




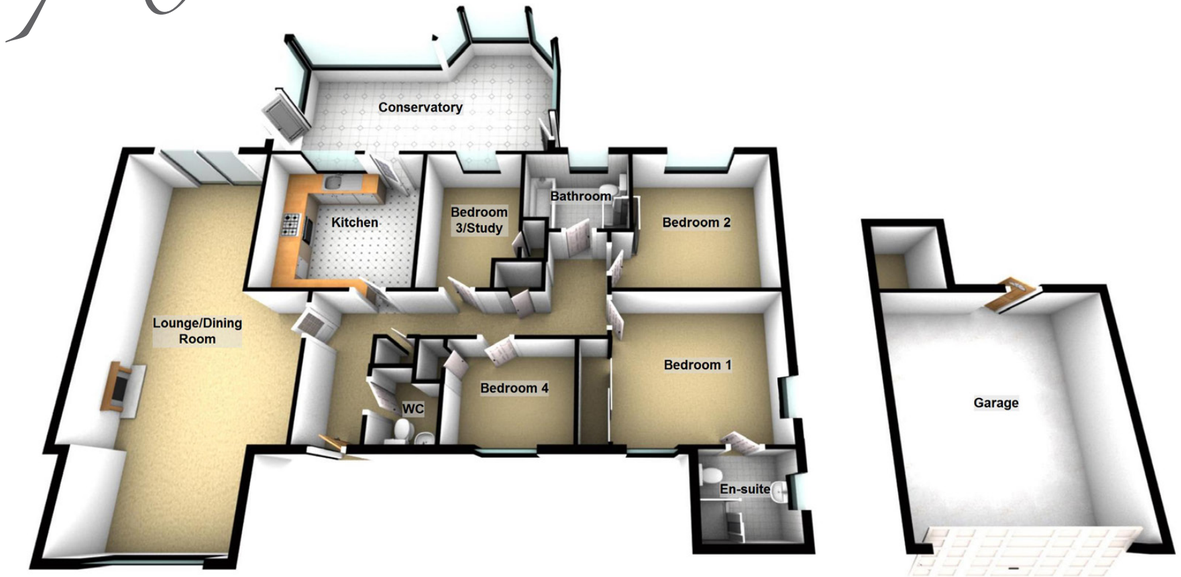








# Specifications




Approximate Dimensions
(Taken from the widest point)

| | |
|---|---|
| Lounge/Dining Room | 9.15m (30') x 3.94m (12'11") |
| Kitchen | 3.61m (11'10") x 3.35m (11') |
| Conservatory | 6.35m (20'10") x 3.18m (10'5") |
| Bedroom 1 | 3.92m (12'10") x 3.32m (10'11") |
| Bedroom 3/Study | 3.35m (11') x 2.23m (7'4") |
| Bathroom | 2.43m (8') x 2.30m (7'7") |
| Bedroom 2 | 3.35m (11') x 3.24m (10'8") |
| Bedroom 4 | 2.74m (9') x 2.23m (7'4") |
| WC | 1.65m (5'5") x 1.45m (4'9") |
| En-suite | 2.00m (6'7") x 1.81m (5'11") |
| Garage | 5.20m (17'1") x 4.89m (16'4") |

Gross internal floor area (m²) - 139

EPC Rating - D

Extras
(Included in the sale)

The fitted carpets/floor coverings, tall stainless steel fronted fridge/freezer, stainless steel fronted dishwasher, and washing machine tumble drier and light fittings. Please note that other items may be available by separate negotiation.

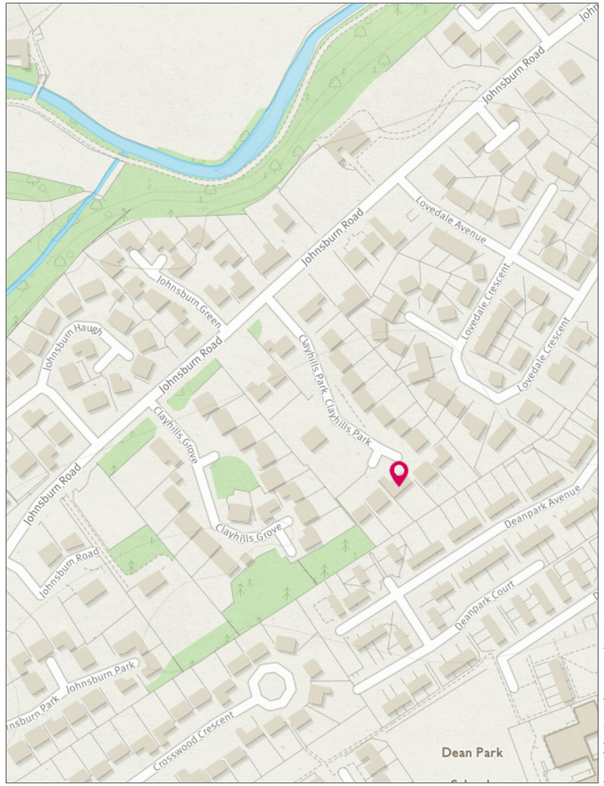



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**Part Exchange Available**

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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