

58 Cockburn Crescent Balerno EH14 7EP

McEwan Fraser Legal

Solicitors & Estate Agents

Like so many villages in and around Edinburgh, Balerno was once a small hamlet, miles from the nearest neighbour. However, as these villages grew and spread, they eventually met and merged to form the city, as it is now. Balerno is, therefore, very much a part of Edinburgh. Nevertheless, it has succeeded in remaining pleasantly rural in nature.

All around is open countryside. Within a few yards of this property is woodland, which stretches out further than the eye can see. In these directions, are interesting country walks around the city reservoirs and high into the Pentland Hills.

Because of its organic growth, Balerno has a clearly discernible village centre. This makes a major contribution to its identity and character, as well as to its amenity. The centre is well able to supply a great deal more than normal daily requirements. There is also a library, a primary and secondary school, dentist, and Post Office services. When more extensive facilities are required, even a trip to Princes Street, except during the busiest periods, will take perhaps twenty to twenty five minutes at the most.

There are, of course, a number of alternative shopping centres and facilities nearer by, some of which are made more accessible by the city by-pass. The by-pass provides direct access to a great many other parts of the city, as well as onto all major trunk routes and, therefore, to all parts of the country.

Highly desirable four bedroom detached house

















Making for a spacious family home in the Balerno area of Edinburgh

An excellent opportunity has arisen to acquire this highly desirable four bedroom detached house, making for a spacious family home and located within the Balerno area of Edinburgh, viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; Ground floor: entrance hallway with a three piece, partially tiled shower room, two good sized storage cupboards, a bright and spacious lounge with large window to the front aspect, dining room accessed from lounge with window over looking the rear garden, a fully fitted, partially tiled kitchen, benefiting from an integrated four gas hob, oven/grill, extractor hood as well as allowing ample space for dining table and chairs for more informal dining. A utility room can be accessed from the kitchen which in turn provides access to the rear garden.

First floor: landing including an airing cupboard, a single bedroom and three double bedrooms, two of which benefit from having built-in sliding wardrobes. A three piece, fully tiled family bathroom completes the accommodation on the first floor.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, a driveway to providing off-street parking, as well as more than adequate on-street parking to accommodate for visitors, private garden grounds surrounding the property, including a patio area to the rear, with lawn to the front and rear.






















...a bright and spacious lounge with large window to the front aspect...



















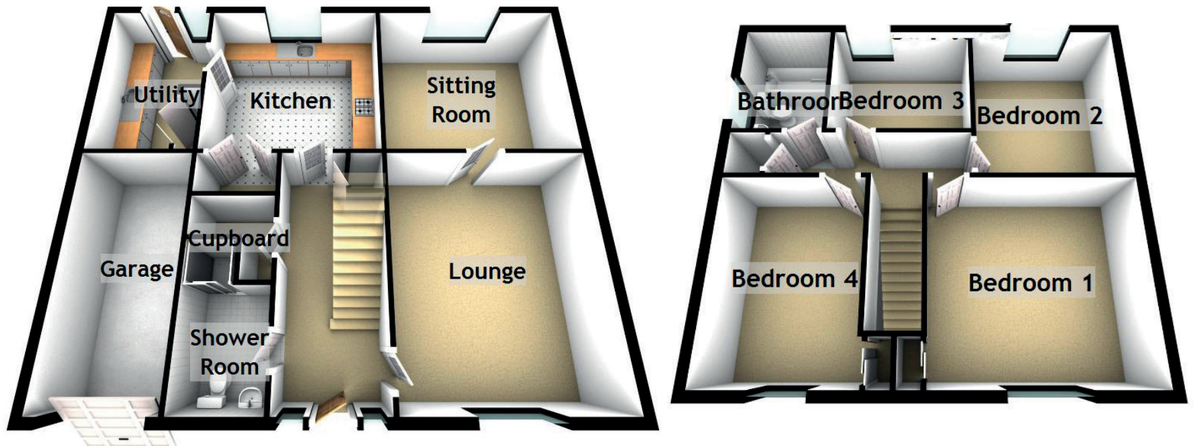


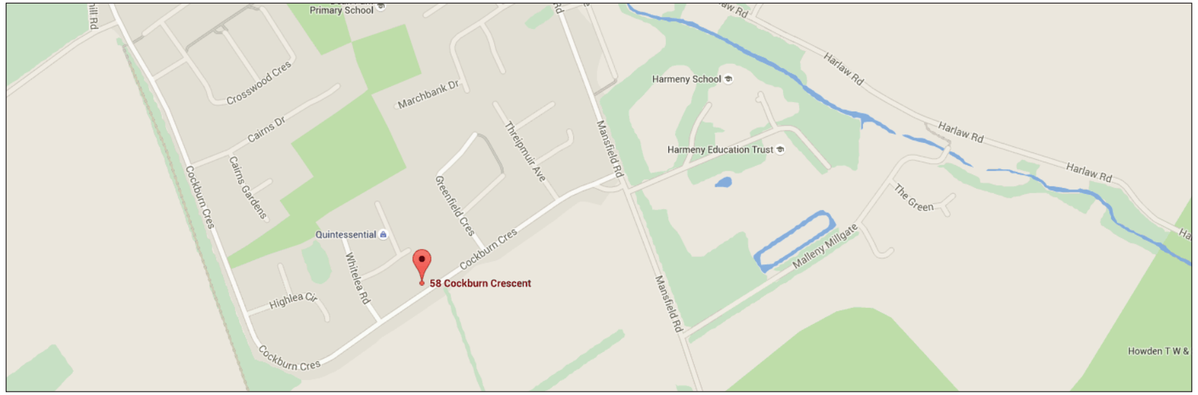












SPECIFICATIONS

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	3.80m (12'6") x 3.60m (11'10")
Utility	2.78m (9'1") x 2.25m (7'5")
Sitting Room	4.04m (13'3") x 2.70m (8'10")
Lounge	4.53m (14'10") x 4.04m (13'3")
Bedroom 1	4.01m (13'2") x 3.80m (12'6")
Bedroom 2	3.40m (11'2") x 3.04m (10')
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bedroom 4	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Shower Room	2.18m (7'2") x 1.65m (5'5")

GROSS INTERNAL FLOOR AREA (M²)
125 Square Metres or thereby

EPC RATING
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EXTRAS
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, integrated appliances, carpets and fitted floors. Please note, other items may be available through separate negotiation.






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Part Exchange Available



Text and description
SCOTT CAMERON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer