

**9 BURNSIDE PARK
BALERNO
EH14 7LY**



STEWART WATT & CO.
RESIDENTIAL PROPERTY



A well presented four-bedroom detached house, situated in the charming residential suburb of Balerno. Benefiting from large room sizes and enjoying plenty of natural light.

VIEWING BY APPOINTMENT ONLY CALL 0131 337 9692

OFFERS OVER £475,000

- Spacious 4 bedroomed, two storey, family home
- Modern kitchen with integrated appliances
- Primary bedroom with en-suite shower room
- Family bathroom
- Double Garage
- Monoblock driveway
- GCH & double glazing





This detached 4-bedroom family home spans across 3 floors, offers ample storage and well-proportioned rooms. It features attractive gardens and a large double garage. The property benefits from gas central heating and double glazed windows throughout.

Kitchen:

The charming, fully fitted kitchen offers views over the rear garden and comprises contemporary wall and base units, glass-fronted display cabinets, an integrated electric hob with an extractor hood, an oven, and ample work surfaces with a wraparound tiled splashback. It also features a 1½ stainless steel sink unit with a mixer tap and drainer.

Dining Room:

This room offers space to host a large dining table and chairs, and provides access to the rear garden through patio doors, filling the room with an abundance of natural light.

Utility Room:

Just off the kitchen is the utility room, which features worktops with a complementary tiled splashback, a stainless steel sink with a mixer tap, under-counter storage, and space for appliances. The utility room also has a door leading to the rear garden.

Bedroom Two:

A double bedroom featuring views overlooking the rear garden, a large built-in wardrobe, and laminate flooring. This room could also be utilized as an office or family room.

Lounge:

The lounge is a bright, airy space with dual aspect windows offering views of both the front and rear gardens. It also features mahogany wood French doors with obscure glazing, accompanied by obscure glazed side panels in triplicate.

Bedroom Four:

Located on the first floor, this rear-facing double bedroom offers plenty of space for free standing furniture and easy access to the family bathroom.

Bathroom:

The fully tiled bathroom is fitted with mirrored wall-mounted storage and a three-piece suite consisting of a WC, wash hand basin and bath with an overhead shower.

Bedroom Three:

A double room, located on the upper floor, with built in mirrored wardrobes and views to the front of the property.

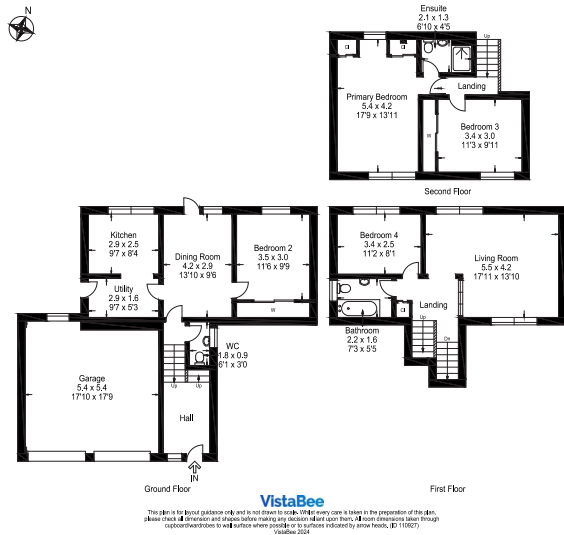
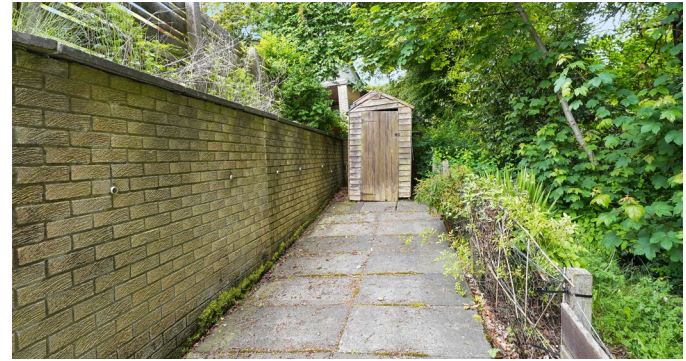
Primary Bedroom & En-Suite Shower Room:

A large double bedroom comprising dual aspect windows, a recessed dressing area, and a three-piece en-suite shower room. The en-suite includes a WC, wash hand basin, shower cubicle, and useful under-sink storage.

External & Garage:

To the front of the property, the garden is partially laid to lawn alongside a monoblock driveway, offering useful off-street parking for up to two vehicles. There is also a large double garage, which houses the gas boiler and electrics, complete with power, lighting, a Zappi electric vehicle charger, and Growatt Solar Batteries. Access to the rear garden is available via gated walkways on both sides of the property. The rear garden is fully enclosed and features a garden shed, rotary washing line, and a delightful combination of easily managed lawn and patio areas, perfect for alfresco dining.

Balerno is a popular and quiet semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/ Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.



Stewart Watt & Co.
202 Dalry Road
Edinburgh
EH11 2ES

DX ED166
Telephone: 0131 337 9692
Fax: 0844 682 5529
Email: law@stewartwatt.co.uk

Home Report Value: £500,000
Council Tax Band: G
EPC Band: A
Extras: All fitted floor coverings, light fittings, white goods, garden shed, Zappi electric vehicle charger and Growatt Solar Batteries shall be included in the sale.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.

SEIZE THE SPRING MARKET!

List your property with us between **1st APRIL 2024** and **1st JULY 2024** to reap the following rewards:

- 🏠 Free market appraisal
- 🏠 No upfront fees option
- 🏠 Fixed Estate Agency fee of **£750 + VAT**
- 🏠 Fixed Conveyancing fee

T & C's apply