



70 Cockburn Crescent, Balerno

Offers Over **£310,000**



70 Cockburn Crescent

Balerno, Balerno

Attractive 3-bed detached bungalow with Pentland Hill views, spacious living, en-suite, gardens, driveway, garage. Flexible layout, great potential to modernise in a sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning views towards the Pentland Hills
- Private driveway providing off-street parking
- Bright and spacious lounge with garden access
- Single garage
- Three bedrooms and principal bedroom with en-suite
- Excellent potential to modernise and add value
- Highly desirable and established residential setting
- Separate dining room perfect for formal entertaining



Living room

19' 8" x 11' 11" (6.00m x 3.64m)

The generously proportioned lounge offers a bright and welcoming living space, enhanced by large windows and patio doors allowing for an abundance of natural light. The room provides excellent flexibility for both relaxing and entertaining, with ample space for a variety of furniture layouts. A feature fireplace creates a focal point within the room, adding a sense of warmth and character, while the overall proportions make it ideal for modern family living. The property has been well maintained and is presented in good, liveable condition throughout. While some cosmetic updating may be desirable, the space offers fantastic potential for buyers to personalise and create a contemporary interior to their own taste.

Dining room

7' 1" x 12' 4" (2.17m x 3.76m)

The dining room offers a well-proportioned and versatile space, ideal for both everyday family meals and formal entertaining. The room benefits from a pleasant outlook and excellent natural light, further enhanced by patio doors providing direct access to the garden. There is ample space to accommodate a full dining suite, with the layout lending itself well to modern living and social gatherings.



Kitchen

11' 11" x 9' 2" (3.64m x 2.80m)

The kitchen is well laid out and offers a practical and functional space, with a good range of wall and base units providing ample storage and worktop space. There is sufficient room for informal dining, making it a sociable area for everyday use. The layout flows conveniently, with easy access through to the adjoining accommodation, enhancing the overall practicality of the home. The kitchen is presented in clean, liveable condition and, while it may benefit from modernisation.

Principal bedroom

9' 10" x 12' 11" (3.00m x 3.93m)

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9' 10" x 12' 11" (3.00m x 3.93m)

The principal bedroom is a well-proportioned and bright double room, enjoying a peaceful outlook over the rear garden. The space comfortably accommodates a full range of bedroom furniture, creating a relaxing and private retreat. The room further benefits from an en-suite, adding convenience and practicality for modern living.

En-suite

7' 1" x 5' 7" (2.16m x 1.70m)

The en-suite shower room is conveniently accessed from the principal bedroom and comprises a shower enclosure, WC and wash hand basin. The space is well arranged, providing added comfort and practicality for everyday living.

Bedroom

8' 0" x 9' 10" (2.44m x 3.00m)

Bedroom two is a comfortable single room, enjoying a pleasant outlook over the rear garden. The space is well suited for use as a child's bedroom, guest room, or home office, offering flexibility to suit a variety of needs.

Bedroom

8' 2" x 9' 10" (2.50m x 3.00m)

Bedroom three is a well-proportioned single room, also benefiting from a pleasant outlook to the rear. The space offers flexibility for a variety of uses, including a bedroom, home office or study. Built-in storage enhances practicality, making the room both functional and versatile.





Bathroom

7' 9" x 9' 2" (2.36m x 2.80m)

The main bathroom is well proportioned and fitted with a bath, separate shower enclosure, WC and wash hand basin, offering a practical layout for everyday family use. The space is bright and functional, with natural light enhancing the overall feel of the room. There is also useful storage incorporated, adding to the practicality. Presented in good, liveable condition, the bathroom provides an excellent foundation for any future modernisation to suit individual tastes.

Porch

13' 5" x 11' 10" (4.10m x 3.60m)

The welcoming porch provides a bright and inviting entrance space, ideal for relaxing and enjoying the surrounding outlook. Generous glazing allows for an abundance of natural light while framing attractive views towards the Pentland Hills. This versatile area offers additional living space and creates a seamless transition between the indoors and outdoors, enhancing the overall appeal and character of the home.





GARDEN

The front garden is neatly arranged and designed for ease of maintenance, featuring a combination of mature shrubs, established planting and a paved pathway leading to the main entrance. The greenery provides a pleasant level of privacy, creating an attractive and welcoming approach to the property. The layout complements the home's setting, offering a well-kept and inviting first impression.

GARDEN

The rear garden offers a generous outdoor space with excellent potential, mainly laid to lawn and bordered by a variety of mature shrubs and planting. The setting provides a good degree of privacy, creating an environment ideal for relaxing or family use. With ample space for landscaping or further enhancement, the garden presents a fantastic opportunity to create a bespoke outdoor area tailored to individual preferences.

DRIVEWAY

1 Parking Space

The property further benefits from a private driveway providing off-street parking, along with a single detached garage offering additional storage or secure parking. There is also ample unrestricted on-street parking available in the surrounding area, ideal for households with multiple vehicles or visiting guests.



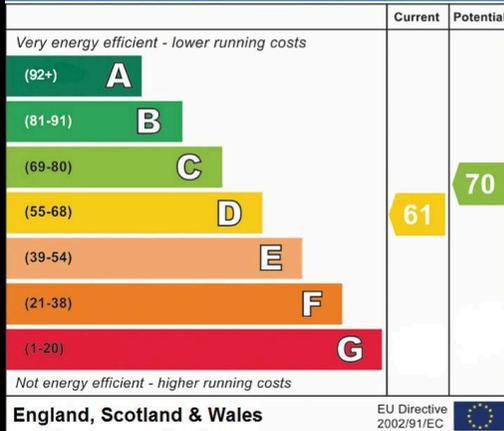
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Approx. Gross Internal Floor Area 1186 sq. ft / 110.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

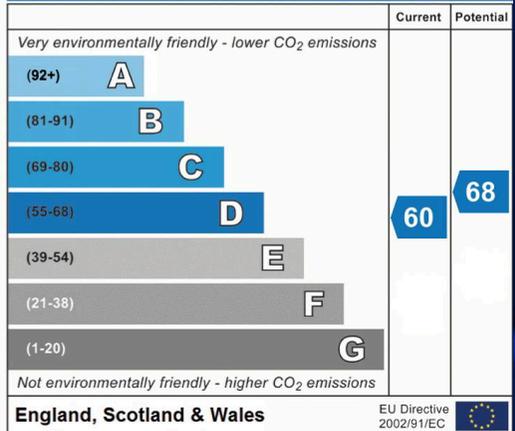


England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

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