



SIMPSON & MARWICK

25 Lovedale Road

Balerno, EH14 7DW

simpsonmarwick.com

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Superbly modernised 4-5 bedroom detached home with flexible accommodation, garden and parking

- 4-5 bedroom detached period Bungalow
- Extensively extended and modernised throughout
- xxx sq.ft
- Mature & secure garden, off street parking and garage
- Gas central heating system
- Quiet residential street
- Local shopping and transport links to city centre
- Good local Schooling in public and private sector
- Part under floor heating
- Excellent local recreational opportunities

Description

The property comprises a most impressive and thoughtfully modernized and extended period bungalow set in mature garden grounds with generous driveway and garage. The well balanced and versatile accommodation has been carefully and thoughtfully extended to provide an exceptional family home with the option to offer a separate 'granny' flat or teenager's wing if required. Benefits include double glazing, gas fired central heating, two contemporary log burning stoves and under floor heating in all but one of the modern bathrooms. There is a contemporary kitchen supplied by 'Kitchens International' with integrated Siemens appliances and a separate well-appointed utility room. All the rooms benefit from good natural light with many overlooking the mature private garden. The overall accommodation is as follows:

Hallway, sitting room, kitchen dining room, study, family room/bedroom 5, master bedroom suite, guest bedroom and bedroom 2 with a shared en suite shower room, bedroom 4 with en suite, family bathroom and a utility room.



Location

"Balerno is a popular and quiet semi-rural residential area, situated a few miles south west of the city centre. Walking and cycle paths and a regular bus service take you easily into the city centre and from Curriehill or Edinburgh Park railway stations you can access Edinburgh/Glasgow/Stirling trains. Balerno has excellent local shopping and eating facilities, while medical services are found in nearby Currie. Longstone, Slateford, the Gyle and Livingston offer a wide range of superstores, all with ample parking. Glasgow lies one hour away and there is easy access to the Edinburgh city bypass and all major trunk routes, as well as Edinburgh International Airport and the Queensferry crossing."

Fixtures and Fittings

The fitted carpets, blinds, integrated kitchen appliances, standard light fittings and the garden shed are included in the sale.

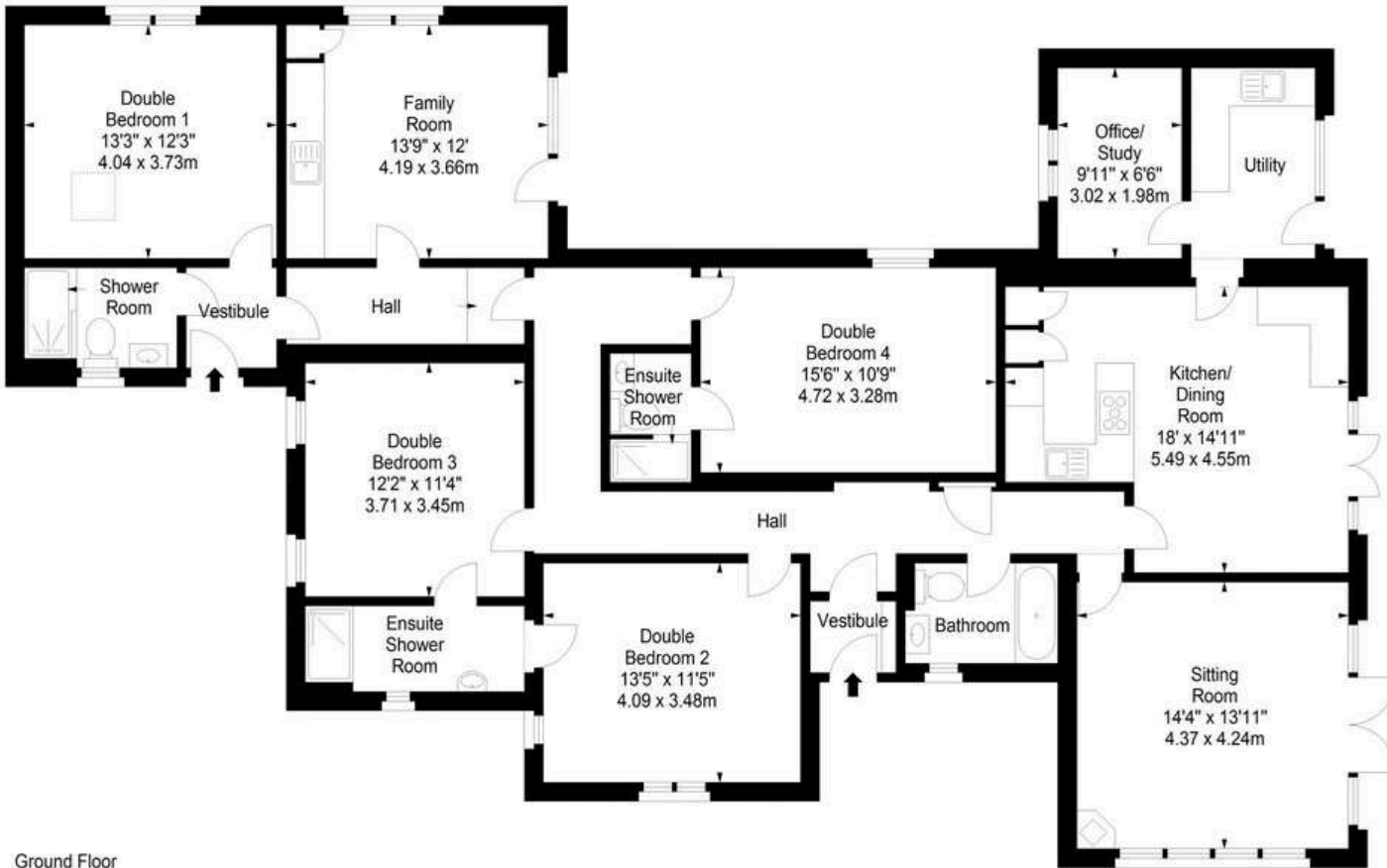
EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1945 Sq Ft - 180.69 Sq M
 For identification only. Not to scale.
 © SquareFoot 2020



Ground Floor



Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.