



# MORTON FRASER

SOLICITORS



**BALERNO**  
**9 Burnside Park EH14 7LY**

[www.morton-fraser.com/property](http://www.morton-fraser.com/property)



## **BALERNO**

9 Burnside Park EH14 7LY

## **VIEWING**

By appointment telephone

0131 247 1010

## **PRICE**

Offers Around £320,000

Bright, attractive well presented detached villa in the sought-after location of Balerno, situated on a small exclusive development. The accommodation is laid out on a split level basis and comprises entrance hallway at ground floor. Located on the lower level is a WC with wash-hand basin. Dining room with sliding patio doors which lead out into the rear garden. Double bedroom/study with built-in wardrobe with fitted shelf and hanging rail and bifolding doors. Cable modem. Utility area with fitted base units and worktop. There is plumbing for dishwasher and automatic washing machine. Door access to garden. Arch to kitchen which is fitted with a good range of top and base units with some glass fronted display doors, drawer storage. Fitted worktops. Electric hob, stainless steel oven and grill with steel cooker hood over. Tiled flooring and tiled splash backs. The first floor accommodation is accessed from the hallway. Tank storage cupboard with fitted shelving. Spacious living room, which is a bright room with windows to both front and rear. There is ample space for a table and chairs in this room. Double bedroom with window to rear overlooking the garden. Family bathroom with white wc, wash-hand basin and bath with chrome shower over bath with glass shower screen. Fitted wall cabinet and electric shaver point, tiled walls and flooring. Further steps lead to two further double bedrooms one which has a built-in wardrobe with fitted shelving, hanging rail and bifolding doors. Bright, spacious master bedroom with large window to front and small to rear. Built-in wardrobes with fitted shelf and hanging rail having bifolding doors. Ensuite shower room with white wc and wash-hand basin which are inset into a vanity unit with fitted vanity top and storage cupboard below. Fully tiled shower cubicle with Mira shower. Wall mounted mirror and electric shaver point. Gas central heating. Double glazing. Gardens to front and rear. Double garage.

## **LOCATION**

Balerno is situated on the southwest outskirts of Edinburgh with many attractive developments. There is easy access to the city bypass and the city centre via the A70, with a regular bus service. There are highly regarded primary and secondary schools. Balerno has local shopping with further facilities at Currie, Juniper Green and the Gyle shopping centre.

## **GARDENS**

Monoblock driveway to front which has parking for three cars and provides access to the garage. There is a grass area with planted borders and access to the side and rear of the house. The garden to the rear of the property has a grass area and paved patio and is enclosed with timber fencing. Planted display beds.

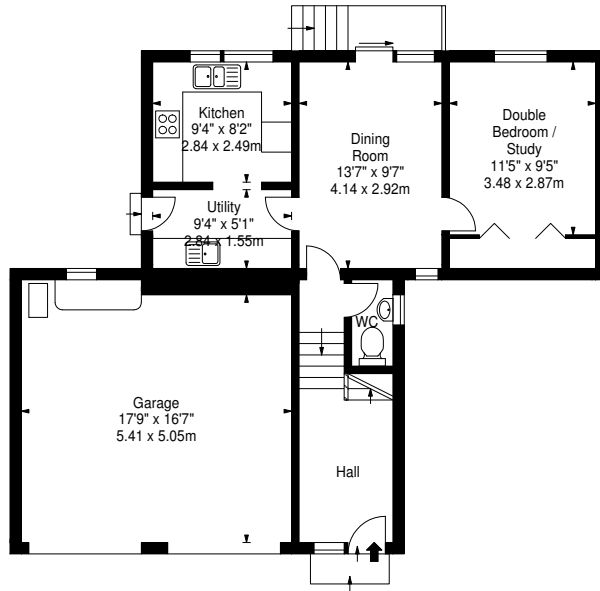
## **FIXTURES AND FITTINGS**

Extras to be included in the price are all carpets, curtains. Fridge/freezer, dishwasher and the oven and hob. Please note no guarantee or warranties will be provided for these items.

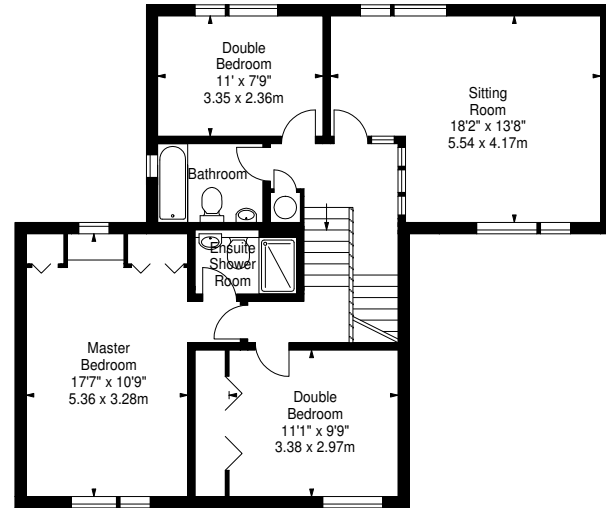
## **GARAGE**

There is an integral double garage with up and over doors. The garage benefits from power and light. Fitted workbench and fitted wall shelving.

Burnside Park, EH14 7LY  
Approx. Gross Internal Area  
1702 Sq Ft - 158.12 Sq M  
(Including Garage)



Ground Floor



First Floor

For identification only. Not to scale.  
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## MORTON FRASER LLP

Quartermile Two, 2 Lister Square, Edinburgh EH3 9GL

Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

