

**13 Whitelea Crescent,
Balerno, EH14 7HF**

Offers Over £440,000

- Hallway with W.C
- Large living/dining room with sliding doors to back garden
- Modern kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated fridge
- Four double bedroom and one single bedroom
- Shower room with two-piece suite and mains walk in shower
- Under stair storage
- Utility room
- Gas central heating and double glazing throughout
- Beautiful gardens to front and rear
- Off-street parking and single garage



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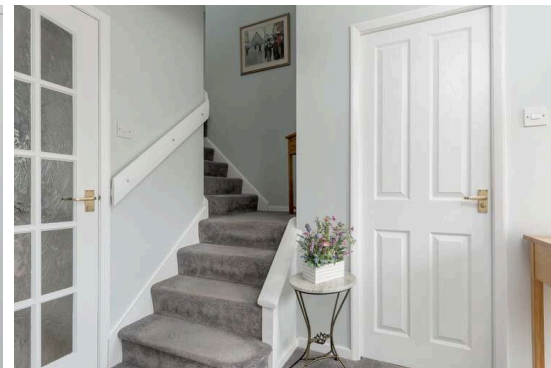
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EPC C



Link-Detached

Blair Cadell are delighted to offer to market this superb linked detached family home in the heart of Balerno. The property is in immaculate condition throughout and with four double bedrooms and a single bedroom this would be the perfect family home.

On the ground floor the accomodation comprises of a hallway with a useful W.C and stairs to upper level. A large living/dining room with a lovely electric fireplace and sliding doors that open to the back garden making it the perfect place for hosting friends and family. There is a stylish kitchen with a range of floor and wall mounted units, induction hob and electric oven and an integrated fridge. A large utility room with additional storage units, white goods which are included in the sale and access through to the garage. On the first floor there are four double bedrooms with the master featuring fitted wardrobes and a single bedroom that would also be a perfect home office space/playroom. Family bathroom with a two piece suite and mains walk in shower with a rainwater shower head. There is gas central heating and double glazing throughout. Outside there are beautifully kept gardens to both the front and rear with the back garden featuring a useful shed and patio area perfect for summer barbeques. Off-street parking for two cars and a single garage.

Balerno is approximately 8 miles from the centre of Edinburgh which can be accessed by a frequent bus service or by the train from Curriehill station in nearby Currie. The property is easy access to Edinburgh city bypass, M8/ M9/ M90 motorways and the Edinburgh International Airport making it ideal for those with a commute. The village is served by Dean Park Primary and Balerno Community High School both of which are within walking distance of the property. Heriot Watt University is less than 3 miles away. The shops in the village include a Scotmid store and a pharmacy. There are shopping centers nearby in Livingston, the Gyle centre and Hermiston Gait. Recreational facilities in the village include bowling, tennis & rugby clubs as well as a popular pub restaurant. The area has several options for walkers and cyclists, The Water of Leith walkway, woodland walks and Pentland Hills Regional Park.

Viewing by appointment on 0131 337 1800

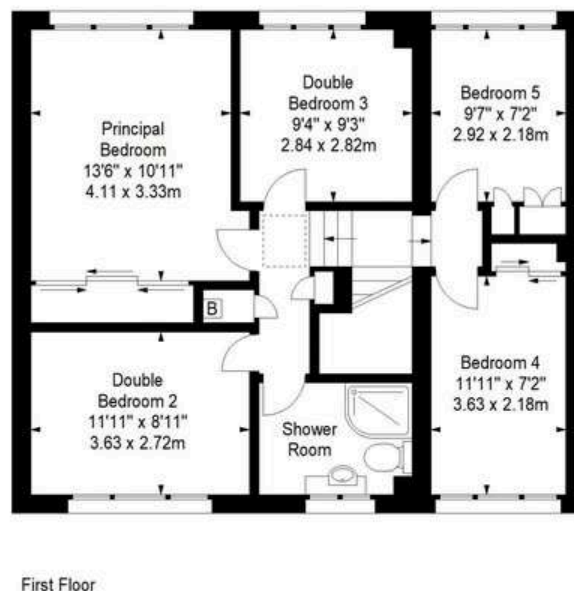
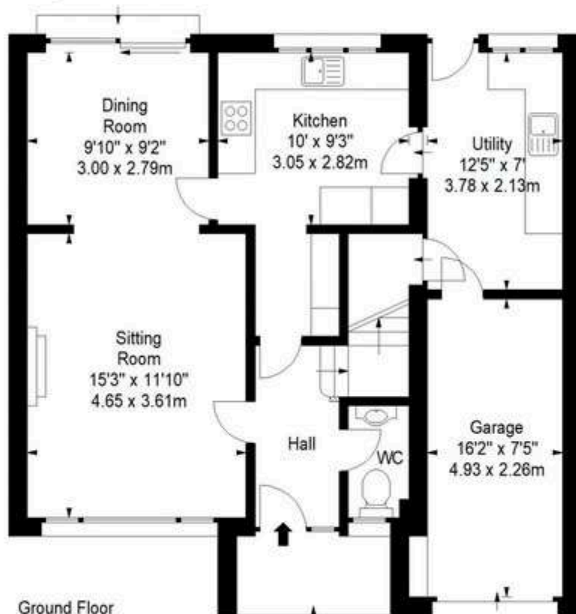




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Approx. Gross Internal Area
1480 Sq Ft - 137.49 Sq M
(Including Garage)
For identification only. Not to scale.
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