

**35 Greenfield Crescent
Balerno EH147HD**

Offers Over £325,000

- Large living/dining room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Three double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- W.C
- Gas central heating and double glazing
- Private gardens to front and rear
- Off-street parking via driveway and single garage

Council Tax Band: F

Tenure: Freehold



1



3



1



EPC C



Detached

This superb linked detached home, set within the ever-popular Balerno area, is certain to attract strong interest. Offering three generously sized bedrooms and well-proportioned living space, the property will appeal to a wide range of buyers, and early viewing is highly recommended to avoid disappointment.

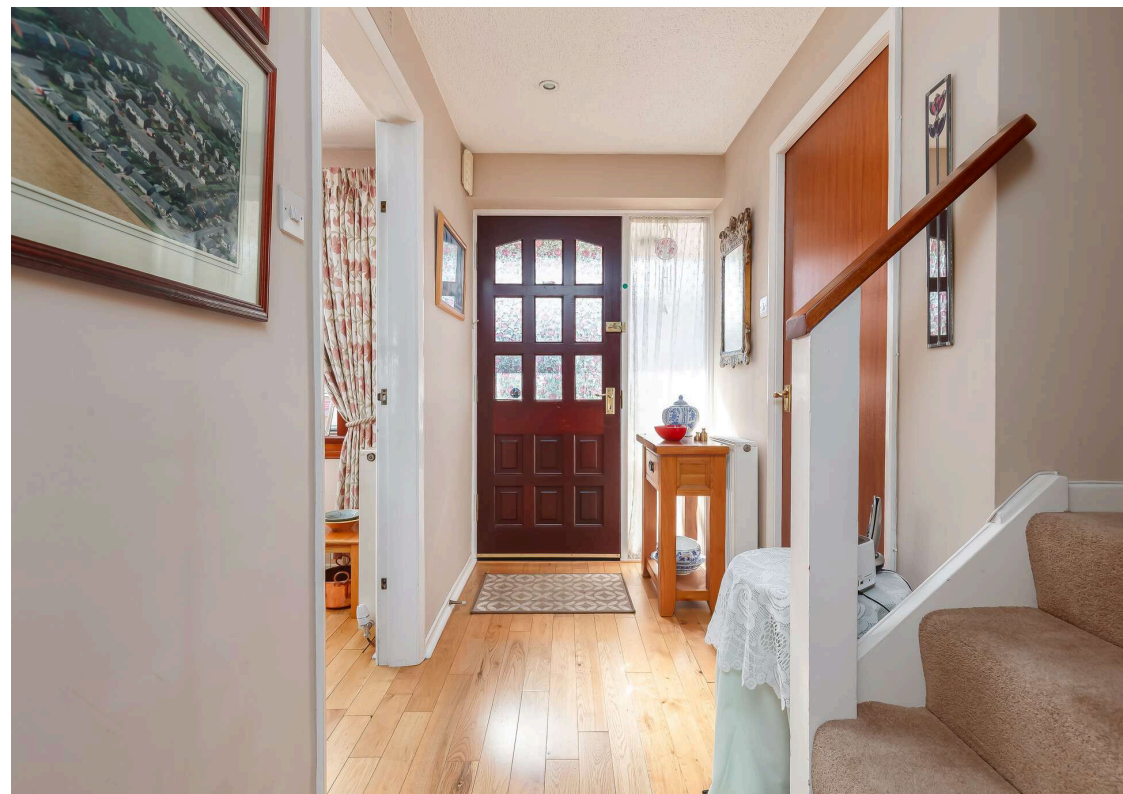
The accommodation is both bright and versatile, centred around a fantastic dual-aspect living and dining room which is flooded with natural light. A decorative fireplace creates an attractive focal point, making the space ideal for both everyday living and entertaining friends and family. The kitchen is well equipped with a range of floor and wall mounted units, complemented by a gas hob, electric oven and integrated appliances. There are three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes providing excellent storage. The bathroom is fitted with a contemporary three-piece suite, including a mains shower over the bath. The welcoming hallway offers two useful storage cupboards and a convenient W.C., while the upper landing provides access to additional storage cupboards and a partially floored attic space. Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a large, private rear garden, laid mainly to lawn and ideal for outdoor dining and summer barbecues. A single garage and driveway provide excellent off-street parking.

Please note: No warranties given for systems

Balerno is conveniently located approximately 8 miles from the centre of Edinburgh, accessible by a frequent bus service or by train from nearby Curriehill station. The property offers easy access to the Edinburgh city bypass, M8/M9/M90 motorways, and Edinburgh International Airport, making it ideal for commuters. The village is served by Dean Park Primary and Balerno Community High School, both within walking distance. Heriot-Watt University is less than 3 miles away. Local amenities in the village include 2 Scotmid stores, various eateries and a pharmacy. Various shopping centres in nearby Livingston, the Gyle Centre and Hermiston Gait. Recreational facilities include bowling, tennis, and rugby clubs. The area offers several walking and cycling options, including the Water of Leith, NTS Malleny Gardens, woodland walks and Pentland Hills Regional Park

Viewing by appointment on 0131 337 1800





**Greenfield Crescent,
Balerno,
Midlothian, EH14 7HD**

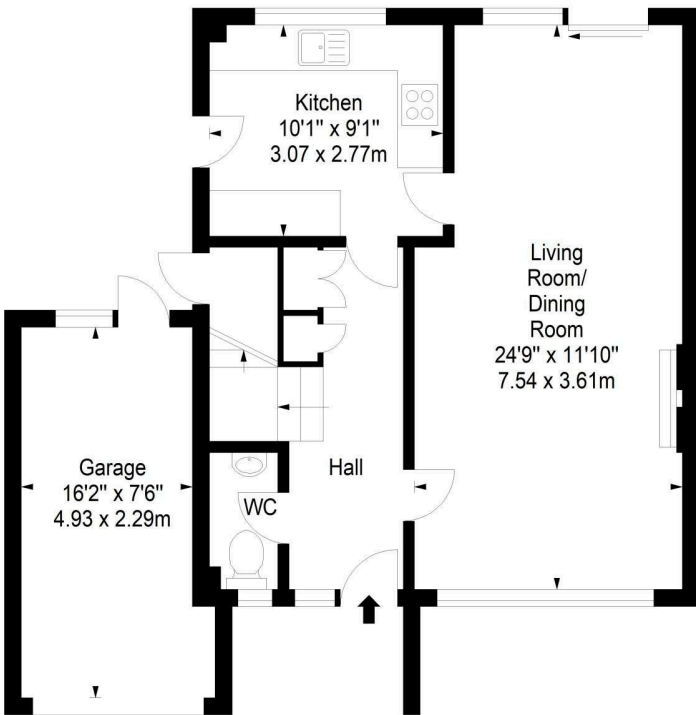


Approx. Gross Internal Area
1028 Sq Ft - 95.50 Sq M

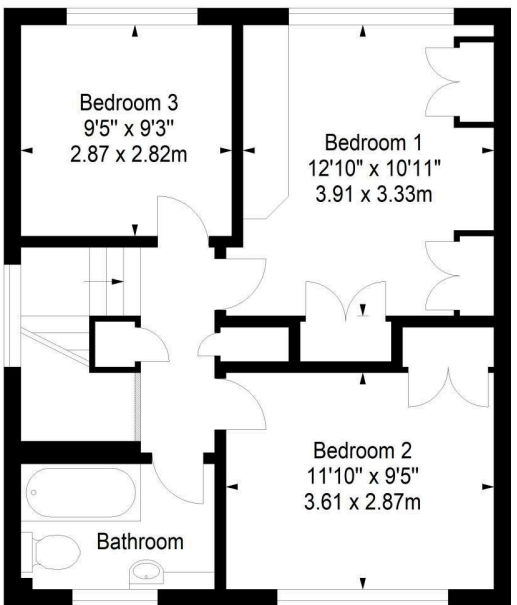
Garage
Approx. Gross Internal Area
126 Sq Ft - 11.71 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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