

**47/2 Bavelaw Road
Edinburgh EH14 7AA**

Offers Over £165,000

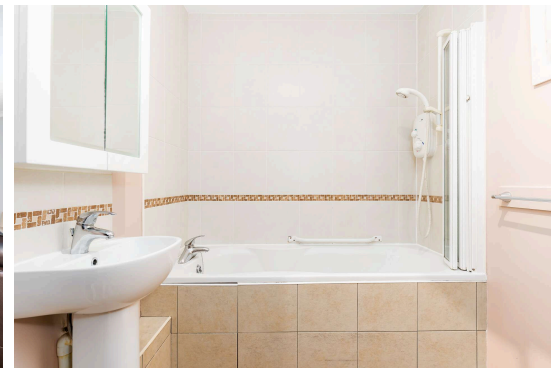
- Superb two bed ground floor flat
- Lounge diner
- Well appointed kitchen
- Two double bedrooms with fitted wardrobes
- Family bathroom with three piece suite & Electric shower over bath
- Double glazing & electric heating
- Residents parking

Council Tax Band: D

Tenure: Freehold

Monthly service Charge: £83

Shared Ownership: N



Superb two bed ground floor flat

47/2 Bavelaw Road is a superb two-bedroom ground floor apartment, situated within the ever-popular residential area of Balerno. Presented in walk-in condition, this attractive property offers an excellent opportunity for a range of buyers. Ideally positioned close to a variety of local amenities and convenient transport links, the property also benefits from easy access to the scenic Water of Leith Walkway and cycle path, making it an ideal choice for those seeking a balance of convenience and outdoor living.

The property comprises a welcoming entrance hallway with useful storage, a bright and spacious lounge/dining room, perfect for entertaining family and friends, and a well-appointed kitchen offering ample storage, an electric oven, and hob. The kitchen has been thoughtfully designed with practicality in mind, providing excellent cupboard space and a functional layout to suit everyday living. The bathroom is fitted with a three-piece suite and an electric shower over the bath. There are two generously sized double bedrooms, both benefiting from fitted wardrobes. Further benefits include double glazing throughout and electric heating, ensuring year-round comfort and energy efficiency. Externally, the property also benefits from access to residents' parking, providing added convenience for homeowners and visitors alike. Please note: No warranties are given in respect of any systems within the property.

Balerno is a highly desirable village on the south-western edge of Edinburgh, renowned for its strong community atmosphere and excellent local amenities. Situated close to the beautiful Pentland Hills Regional Park, residents can enjoy an abundance of scenic walks and outdoor pursuits, including Harlaw Reservoir, Threipmuir Reservoir, and the Water of Leith Walkway & Cycle Path. The area is particularly popular with families, benefiting from well-regarded local schooling at Dean Park Primary School and Balerno High School, while higher education institutions including the University of Edinburgh, Heriot-Watt University, and Edinburgh Napier University are all easily accessible. Additional leisure facilities include golf courses at Baberton, Kingsknowe, and Dalmahoy, together with a variety of local sports, tennis, and bowling clubs. A range of shops, cafés, restaurants, and everyday amenities are available within the village, making Balerno an ideal location for families and professionals alike.

Viewing by appointment 0131 337 1800

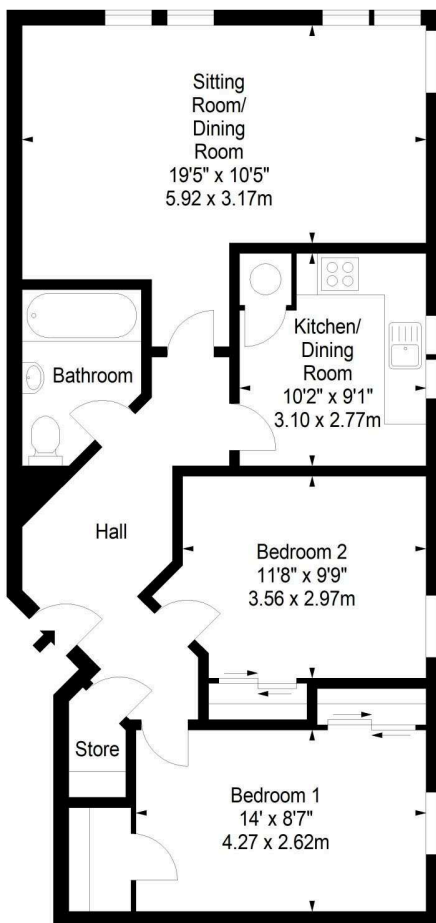




Bavelaw Road,
Balerno,
Midlothian, EH14 7AA



Approx. Gross Internal Area
799 Sq Ft - 74.23 Sq M
For identification only. Not to scale.
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Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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