



## Flat 9, 5 Byrne Crescent, Balerno, City of Edinburgh, EH14 5FF

Immaculately Presented, Two-Bedroom, Second-Floor (Top) Apartment

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# Property Description

Immaculately presented, two-bedroom, second-floor (top) apartment, with a balcony and an allocated parking space. Set in an exclusive modern, factored residential development, in the sought-after Balerno area, southwest of Edinburgh centre.

Comprises an entrance hallway, open-plan living/dining/kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a modern fitted kitchen, with integrated SIEMENS appliances, Amtico flooring, and stylish, fitted bathroom suites.

In addition, there is good storage provision, including a utility cupboard and integrated wardrobes, gas central heating, double glazing and multiple TV points.

The development also provides extensive, shared, landscaped grounds, a shared bike store, a secure entry system, a lift and an allocated parking space.

A welcoming entrance hall features two built-in cupboards (one with utility connections) and the secure entry handset, whilst Amtico flooring continues into the open-plan living space. The bright, dual-aspect room has ample, versatile space for both lounge and dining furniture and provides access to the private balcony, with open views over a vast, shared green. The stylish kitchen features contemporary stone-effect worktops, matching upstands and unit downlighting. Appliances include an integrated oven, an induction hob, a fridge/freezer and a dishwasher, with plumbing and space available for a washing machine in the utility cupboard in the hall.

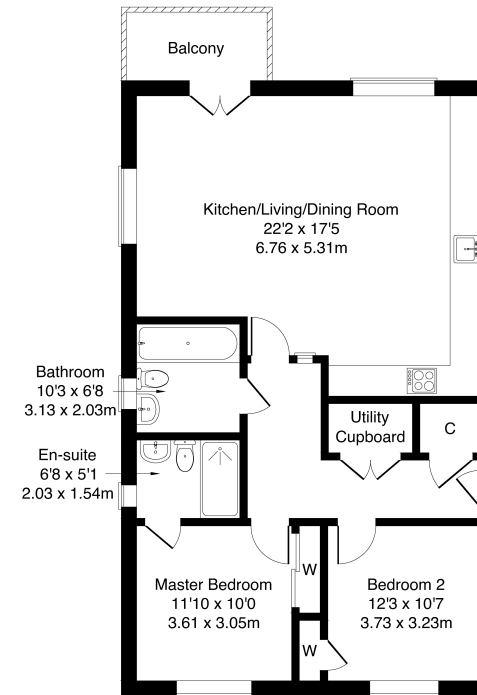
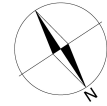
Set to either aspect are two double bedrooms. Both are carpeted and include built-in wardrobe storage, whilst the master bedroom further benefits from a generous en-suite shower room.

Completing the accommodation, a bathroom is fitted with a three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator, Amtico flooring and tiled splash walls.



Flat 9, 5 Byrne Crescent, BALERNO, EH14 5FF

Approximate Gross Internal Area: (840 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Balerno is a sought-after residential village, some eight miles south-west of the city centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport. The thriving community supports a range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary and high schools. The village has two

supermarkets, a pub, a chemist, a hardware store and several takeaways, with further supermarkets available at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone. Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens, with golf courses at Dalmahoy and Baberton.





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