



27 Cairns Gardens, Balerno, City of Edinburgh, EH14 7HJ

Spacious, Two Bedroom, Lower Villa with Private Gardens

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Property Description

Spacious, two-bedroom, lower villa with private gardens, positioned 'off' street' in a leafy cul-de-sac. Set adjacent to open parklands, located in the desirable Balerno area, lying to the southwest of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

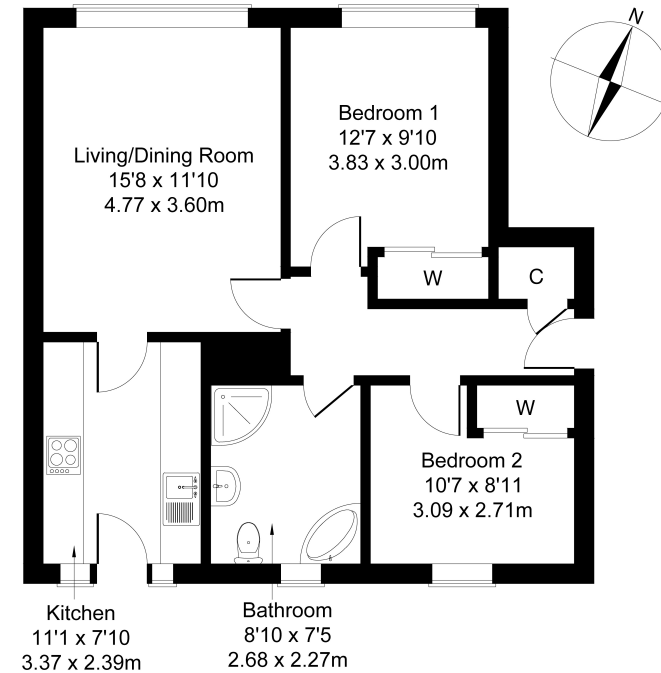
Requiring some updating, highlights include a fitted kitchen, a particularly generous bathroom with a separate shower cubicle and extensive hardwood flooring. In addition, there is modern gas central heating, double glazing, and built-in wardrobes for both bedrooms.

Externally, there is a lawn to the front; a partitioned rear garden with an enclosure from the kitchen door; and a low southerly facing fenced garden beyond.

A welcoming entrance hall affords access throughout the majority of the property, and features a convenient storage cupboard. Set to the front, a spacious living room offers ample space for a dining area, large full-height windows allowing plentiful natural light, two light fittings and hardwood flooring. Set off the living room, with a southerly aspect, the kitchen affords access to the rear garden, whilst wall and base units include stone effect worktops, a sink with drainer, a tiled surround, and an integrated oven and gas hob.

Two well-proportioned double bedrooms are set to opposite aspects, similarly finished with hardwood flooring and built-wardrobes; whilst completing the accommodation, a generously sized bathroom is fitted with a four-piece suite including a separate corner shower and corner bathtub, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (657 sq ft - 61 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. There are supermarkets 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 Mallyen Gardens, with golf courses at Dalmahoy and Baberton.





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