



55/4 Bavelaw Road, Balamo, City of Edinburgh, EH14 7AA

Light & Beautifully Presented, Two-Bedroom, Dual Aspect, Second (Top) Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

An excellent opportunity to acquire a 50% share ownership* of a light and beautifully presented, two-bedroom, dual aspect, second (top) floor flat, forming part of a modern riverside residential development. Conveniently located in the centre of the desirable and sought-after village of Balerno, southwest of Edinburgh city centre.

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

Highlights include a fitted kitchen with a full range of appliances; superb storage provision including bedroom wardrobes and an attic space. In addition, there is electric heating, double glazing, contemporary lighting, and open un-overlooked views to both aspects.

The development includes a secured entry system, a bright communal stairway with skylights, well-kept grounds and a private residential car park.

A generous hall gives access throughout and features three convenient built-in store cupboards, a secured entry handset, and carpeted flooring. Set to the front, a bright spacious living room offers space for lounge and dining furniture and includes carpeted flooring and a pendant light fitting with a ceiling rose. The kitchen is also set to the front and features stone-effect worktops, a tiled surround, a washing machine, a dishwasher, a fridge/freezer, a free-standing electric cooker, and recessed spotlighting.

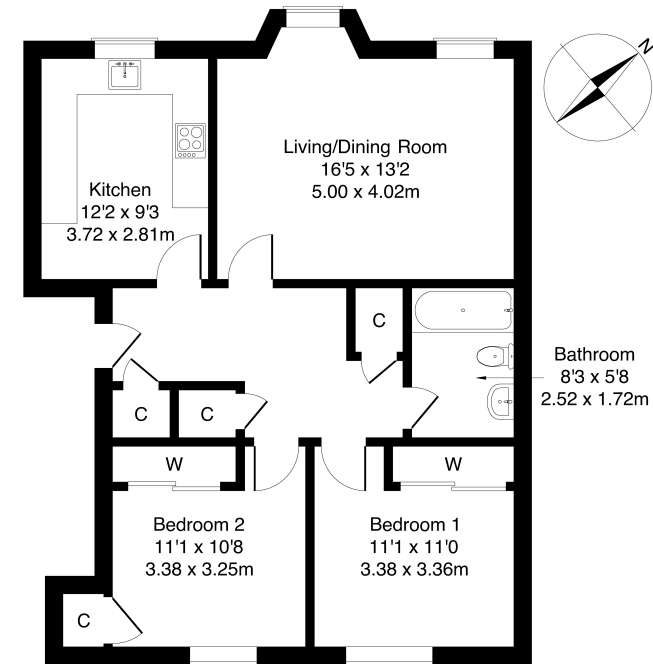
Two well-proportioned double bedrooms are set to the rear and feature carpeted flooring, central light fittings and built-in mirrored wardrobes. Completing the accommodation, a family-size bathroom is set internally off the hall, fitted with a modern three-piece suite including an electric shower unit over the bath, tiled splash walls and spotlighting.

*The remaining 50% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £171.48 is payable to the Association. In addition to this, there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

mov⁸ REAL ESTATE
Estate Agents and Solicitors

55/4 Bavelaw Road, Edinburgh, EH14 7AA

Approximate Gross Internal Area: (786 sq ft - 73 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, well-regarded primary and high schools, and

a monthly Farmers Market. 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 Reservoirs, and the NTS Mallyen Gardens, with golf courses at





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

