



4 Lovedale Road, Balerno, City of Edinburgh, EH14 7DW

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Bungalow

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached bungalow, with a detached, double garage and driveway. Located in a quiet and leafy residential area, in the highly sought-after Balerno area, southwest of Edinburgh city centre.

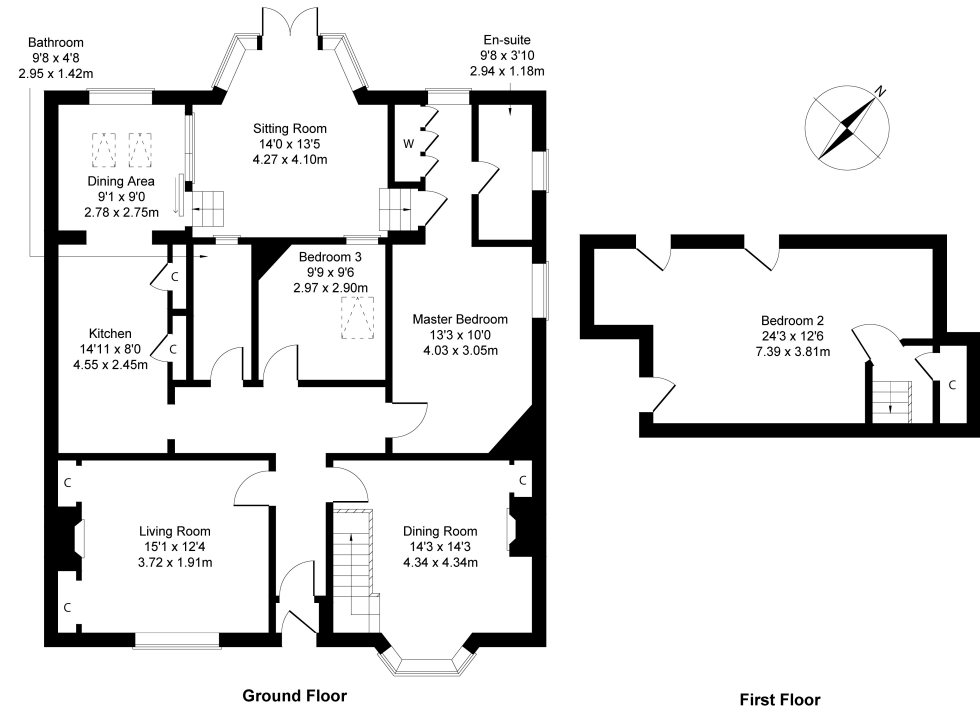
Comprises a vestibule, hallway, living room, dining room, kitchen, three double bedrooms, en-suite shower room and a family bathroom.

Highlights include a high-quality integrated kitchen, with granite worktops, a wood-burning stove, feature fireplaces, skylight windows and high-quality flooring. In addition, there is gas central heating, double glazing, and good storage provision, including a basement and a garage, with power and light.

A tiled vestibule, with space for outerwear, opens into a welcoming hallway, finished with light, neutral decor and modern, wood-effect flooring. On the left, a tastefully presented living room features a traditional fireplace and provides a comfortable setting for freestanding lounge furniture. Across the hall, a dining room features a bay window and a further, traditional fireplace and offers generous space for a family-size dining table and chairs. A kitchen is fitted with contemporary gloss-white units and granite worktops, whilst appliances include an integrated eye-level double oven, a gas hob, a stainless-steel canopy and a dishwasher, with a fridge/freezer and a washing machine housed in convenient built-in cupboards. The kitchen opens into a further family dining room which, in turn, gives access to a sitting room, featuring solid wood flooring, a multi-fuel stove and access to the rear garden, via French doors.

An impressively proportioned, dual-aspect, master bedroom (with access from both the sitting room and the hall) includes built-in wardrobe storage and an en-suite shower room, with a further bedroom offering a good-sized, versatile space. Completing the ground-floor accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, tiled splash walls and flooring. Finally, upstairs, a further, king-size bedroom offers generous, flexible floor space and convenient access to eaves storage.

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4 Lovedale Road Balerno EH14 7DW
Approximate Gross Internal Area: (1609 sq ft - 149 sq m.)



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 Malleny Gardens, with golf courses at Dalmahoy and Baberton.





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