



## 52/5 Bavelaw Road, Balamo, City of Edinburgh, EH14 7AE

Beautifully Presented, Two-Bedroom, First-Floor, Corner Aspect Apartment with Balcony

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# Property Description

Beautifully presented, two-bedroom, first-floor southerly facing, corner aspect apartment, with a balcony. Set in a modern, factored residential development in the sought-after Balerno village, southwest of Edinburgh centre.

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

Highlights include a modern fitted kitchen with integrated appliances, contemporary flooring and lighting, and fitted bathroom suites. In addition, there is double glazing, gas central heating (new boiler late '23), and excellent storage provision including bedroom wardrobes.

This cul-de-sac set development also provides shared garden grounds to the rear and side, a secured video entry system, residential parking and a central 'village green.'

A welcoming reception hall gives access throughout and features modern wood effect flooring, a secured video entry system, and two built-in storage cupboards, one of which is a walk-in store. A spacious open-plan living space takes advantage of the south-facing corner aspect and includes modern flooring, spotlighting, a wall-mount TV point, and access to a private balcony with open views over a shared green. The kitchen is fitted with contemporary stone effect worktops, a tiled surround, unit downlighting, a sink with drainer; and an integrated fridge/freezer, washing machine, oven and gas hob (hob recently replaced '23).

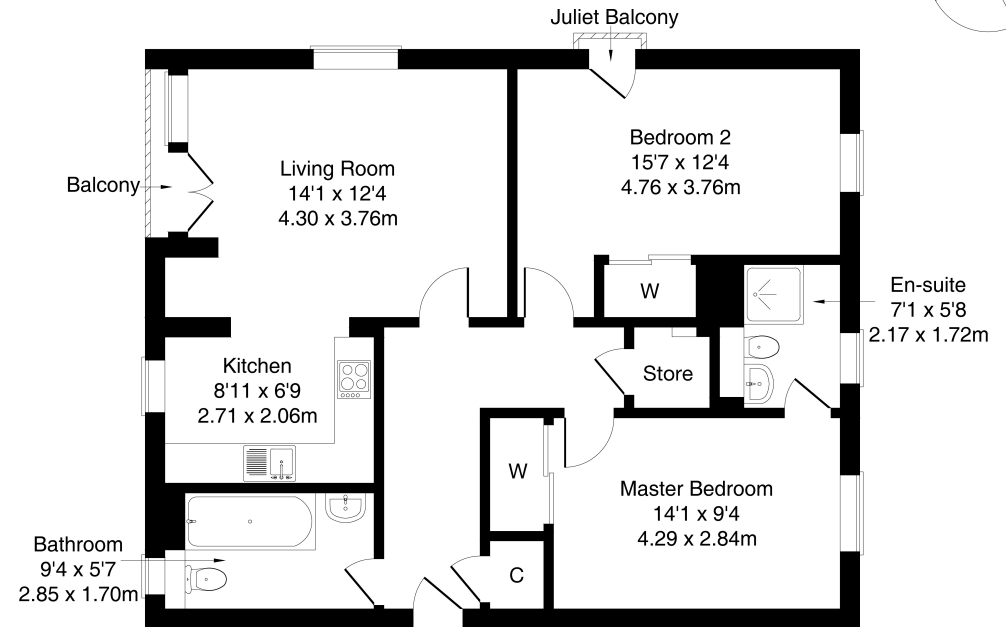
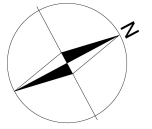
The master bedroom is set to the rear and features a built-in wardrobe, carpeted flooring, spotlighting and an en-suite shower room with a modern suite including a corner cubicle with a mains mixer. Bedroom two is also set to the rear, with dual-aspect natural light including a Juliet balcony, and features carpeted flooring and a built-in wardrobe. Set off the hall, a family bathroom has a front-facing window and is fitted with a modern suite, including a stylish rainfall shower over the bath, tiled flooring and splash walls, and a shaver point.

All furnishings are available for inclusion in the sale by negotiation.



52/5 Bavelaw Road, Balerno, EH14 7AE

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



First Floor

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, with a Co-op within walking distance from the property, as well as sports clubs, a swimming pool, and

well-regarded primary and high schools. There are supermarkets at The Gyle and Hermiston Gait retail parks and the Colinton and Longstone areas. 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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