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25 Greenfield Crescent, Balerno, City of Edinburgh, EH14 7HD

Spacious, South-Facing, Three-Bedroom, Semi-Detached House

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Property Description

Spacious, south-facing, three-bedroom, semi-detached house, with gardens, a driveway and a garage. Located in a leafy, residential area, in the sought-after Balerno area, southwest of Edinburgh city centre.

Comprises an entrance porch, living/dining room, kitchen, office, three double bedrooms, a family bathroom and a ground-floor WC.

The property offers potential, with some modernisation and upgrading, for an exceptional family residence, with a flexible floor plan, generously proportioned rooms and large, well-maintained gardens. Further features include a fitted kitchen, with appliances, warm air central heating and double glazing. In addition, there is excellent storage, including a loft space, a walk-in store room and an integrated garage, with power and light.

There is a lawn and driveway to the front, whilst the rear garden includes a lawn, established plant beds and a shed.

There is a large, green belt area, providing open parkland, located to the rear of the property.

A bright entrance porch leads into a hallway, with a WC and storage. On the right, a well-proportioned, dual-aspect room offers plenty of flexible space for both lounge and dining furniture and conveniently opens onto a kitchen. Fitted with neutrally toned units and wood-effect worktops, appliances include an integrated oven, a gas hob, a dishwasher and a washing machine. Leading off the kitchen, a versatile room, currently arranged as an office, offers a good-sized, versatile space, with access to the garage and to the garden, via glazed, sliding doors.

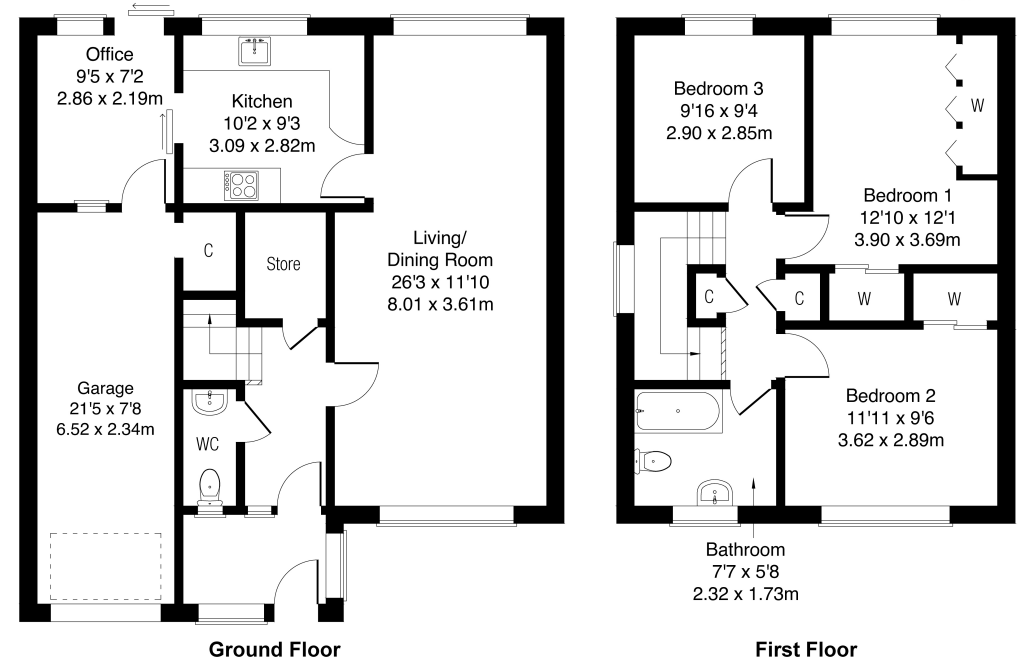
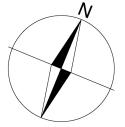
Upstairs, three bedrooms continue the generous proportions of the living space, with two benefiting from integrated, wardrobe storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



25 Greenfield Crescent, Balerno, EH14 7HD

Approximate Gross Internal Area: (1367 sq ft - 127 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 Malleny Gardens, with golf courses at Dalmahoy and Baberton.





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