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14 Greenfield Road, Balemo, City of Edinburgh, EH14 7HB

Light & Tastefully Presented, Two-Bedroom, Upper Villa.

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Property Description

Light and tastefully-presented, two-bedroom, upper villa with a particularly generous south facing garden, a driveway and garage. Set in a quiet and leafy residential area, located in the desirable Balerno area, lying to the southwest of Edinburgh city centre.

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

Highlights include a modern fitted kitchen, a generous bathroom with a separate shower cubicle, and excellent storage including the garage with power and lighting.

In addition, there is gas central heating, double glazing, TV and phone points and impressive south facing views to the Pentland Hills.

Externally, there is an enclosed private garden with a large lawn and paved patio, a driveway to the front of the garage, and additional on-street parking bays.

The entrance hall features a built-in cloak/store cupboard and gives access to the carpeted stairway with a side aspect window on the upper landing for good natural light.

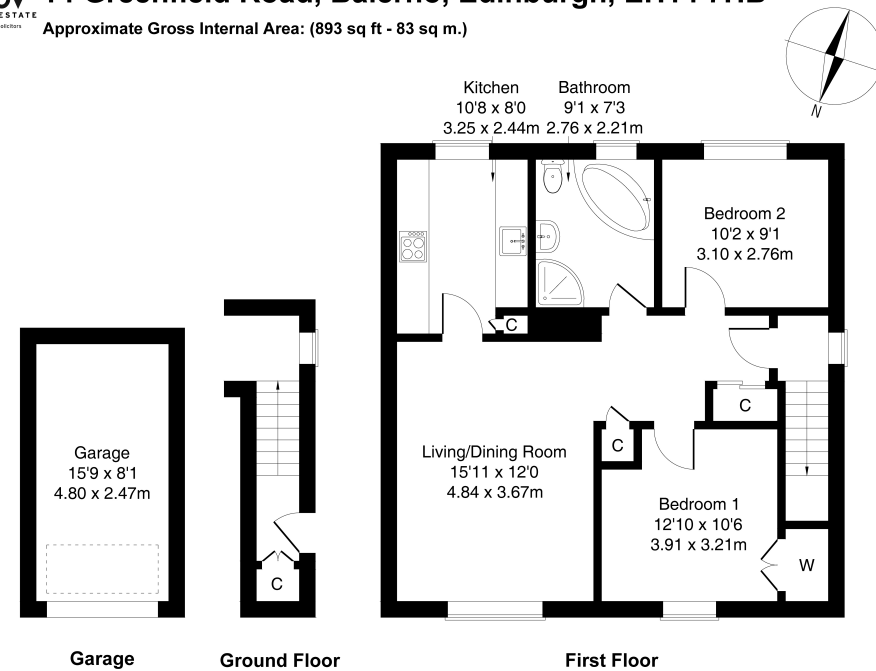
A hall then gives access to all rooms except the kitchen and features a twin door built-in store cupboard. Front-facing, a good-sized public room can accommodate lounge and dining furniture and includes carpeted flooring and a dado rail.

Set off the lounge, the kitchen features wood-effect worktops, sink with drainer, a tiled surround, and an integrated fridge/freezer, washing machine, electric oven, gas hob and dishwasher.

Bedroom one is front facing with wood-effect flooring and a large built-in wardrobe, whilst a second bedroom is set to the rear with carpeted flooring.

A generous bathroom features an oval bath, separate shower cubicle tiled flooring and walls.

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14 Greenfield Road, Balerno, Edinburgh, EH14 7HB
Approximate Gross Internal Area: (893 sq ft - 83 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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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



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