



129 Curriehill Castle Drive, Balem, City of Edinburgh, EH14 5TB

Tastefully Presented and Spacious, Three-Bedroom, Semi-Detached Villa, with Gardens & Driveway

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached villa, with gardens and driveway. Located in a quiet cul-de-sac plot adjacent to rural land, in the desirable and sought-after Balerno area, southwest of Edinburgh centre.

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

Highlights include a fitted kitchen with appliances, a modern shower room with underfloor heating, and contemporary flooring. In addition, there are solar panels, gas central heating, double glazing and good storage including a floored loft space,

Externally, there is low-maintenance landscaping with a paved driveway, whilst the enclosed rear garden features a lawn, a patio deck, and a storage shed.

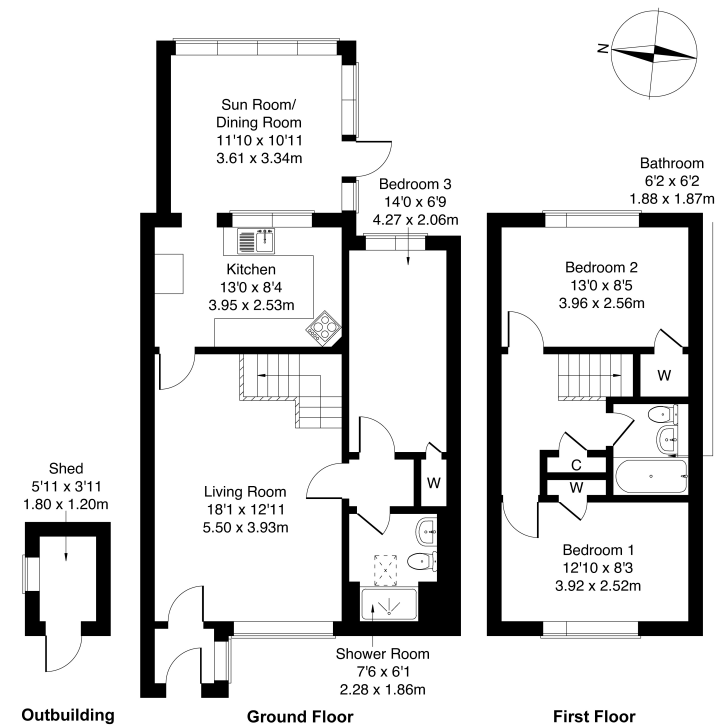
A welcoming entrance hall provides access to all ground-floor rooms. To the front of the property, the spacious living room features stylish wood-effect flooring and a central light fitting, creating a bright and inviting space. Leading from the living area, the modern fitted kitchen is complete with stone-effect worktops, a tiled splashback surround, and tiled flooring. Integrated appliances include a fridge/freezer, dishwasher, washing machine, oven, and a gas-electric hob with a canopy extractor above. The ground floor also benefits from a versatile sunroom/dining room with tile flooring—perfect for family meals or entertaining—as well as a contemporary three-piece shower room. A third carpeted bedroom on this level offers flexibility.

Upstairs, there are two further carpeted bedrooms, including a generous main bedroom with a built-in storage cupboard. Completing the accommodation, a stylish three-piece bathroom features tiled flooring, a tiled splashback surround, a shower over the bath, and a ladder-style radiator.



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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Located just eight miles south-west of Edinburgh city centre, Balerno is a highly desirable residential village offering the perfect balance of countryside charm and city convenience. Positioned just off the A70, it boasts excellent transport links, with regular bus services and easy access to the city bypass, connecting swiftly to major routes and Edinburgh Airport. Balerno enjoys a vibrant community atmosphere and a wealth of local amenities, including shops, cafés, sports clubs, and a swimming pool. The area is also home to well-regarded primary and secondary schools, making it a popular

choice for families. Larger retail options are close at hand, with supermarkets and shopping facilities available at The Gyle, Hermiston Gait, Colinton, and Longstone. Nature lovers will appreciate the proximity to the Pentland Hills Regional Park, scenic walking routes along the Water of Leith, and tranquil spots such as Harlaw and Threipmuir Reservoirs and the beautiful Malleny Gardens. For golf enthusiasts, courses at Dalmahoy and Baberton are nearby.





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