



9 Deanpark Square, Balemo, City of Edinburgh, EH14 7LN

Tastefully Presented, Three-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Set at the end of a peaceful cul-de-sac and adjacent to a shared green, this tastefully presented three-bedroom mid-terrace house offers an ideal setting for family living in the sought-after residential area of Balerno, south-west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, and a family bathroom.

Highlights include a stylish kitchen and bathroom, contemporary flooring, updated internal doors, and modern decor. In addition, there is a spacious dual-aspect public room, gas central heating, double glazing, and excellent storage, including a loft.

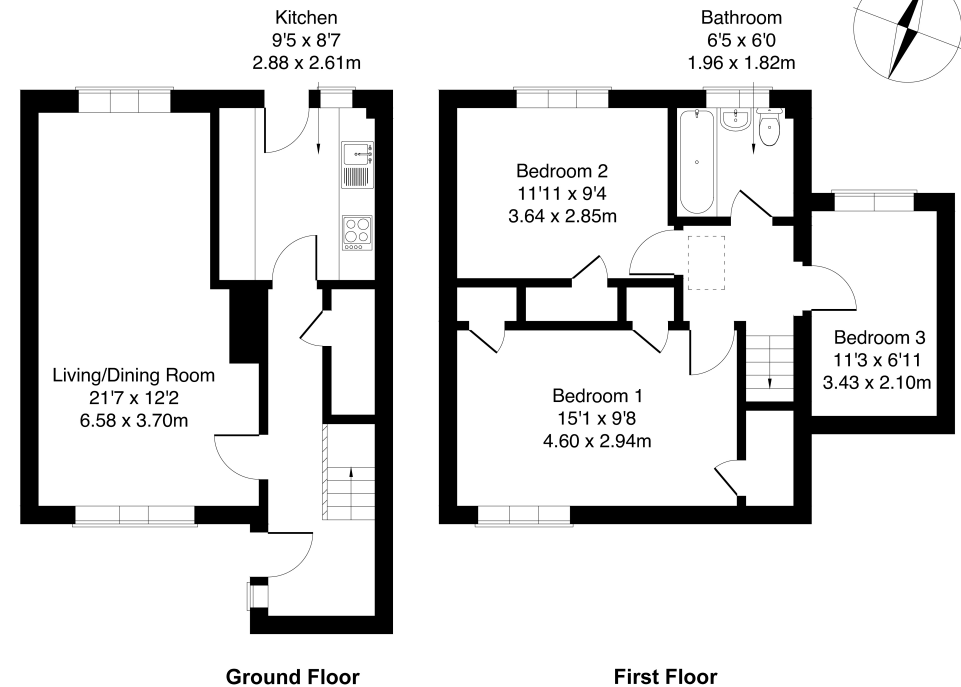
Boasting low-maintenance landscaping to the front whilst an enclosed rear garden features a lawn, paved patio and a summer-house with power points. The development is located close to the village centre, and offers unrestricted residential parking and easy access to the schooling and the open spaces of Deanpark Park.

This home opens with a welcoming entrance hall, providing access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient storage cupboard. The bright and generously proportioned living room benefits from a dual aspect, flooding the space with natural light. Featuring comfortable carpeted flooring, two ceiling light fittings, and a stylish feature wall with a wall-mounted TV point, the room also offers ample space for a dining area. To the rear, the modern kitchen is both functional and stylish, with access to the garden. Fitted with contemporary units, wood-effect worktops, a tiled surround, a sink with drainer, and integrated appliances including a hob, oven, and dishwasher.

Upstairs, the south-facing principal bedroom overlooks the front of the property and boasts carpeted flooring, a feature wall, a ceiling light fitting, and excellent storage via three built-in wardrobes. Two further bedrooms are positioned to the rear, one of which includes a built-in wardrobe, offering flexible options for family, guests, or home working. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, panelled splash walls and a ladder-style radiator.

9 Deanpark Square, Balerno EH14 7LN

Approximate Gross Internal Area: (915 sq ft - 85 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 highly desirable residential village located approximately eight miles south-west of Edinburgh's city centre. Set just off the A70, it offers excellent transport links for commuters, with regular bus services and easy access to the city bypass, connecting swiftly to major road networks and Edinburgh Airport. This vibrant community benefits from a wide range of local amenities, including shops, services, sports clubs, a swimming pool, and well-regarded primary and secondary schools. Larger retail options can be found

nearby at The Gyle and Hermiston Gait retail parks, as well as in Colinton and Longstone. Nestled on the edge of the picturesque Pentland Hills Regional Park, Balerno is ideal for outdoor enthusiasts, offering scenic walking and cycling routes along the Water of Leith and through local beauty spots such as Harlaw, Threipmuir, and Malleny Gardens. Golfers are well catered for too, with renowned courses at Dalmahoy and Baberton within easy reach.





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