



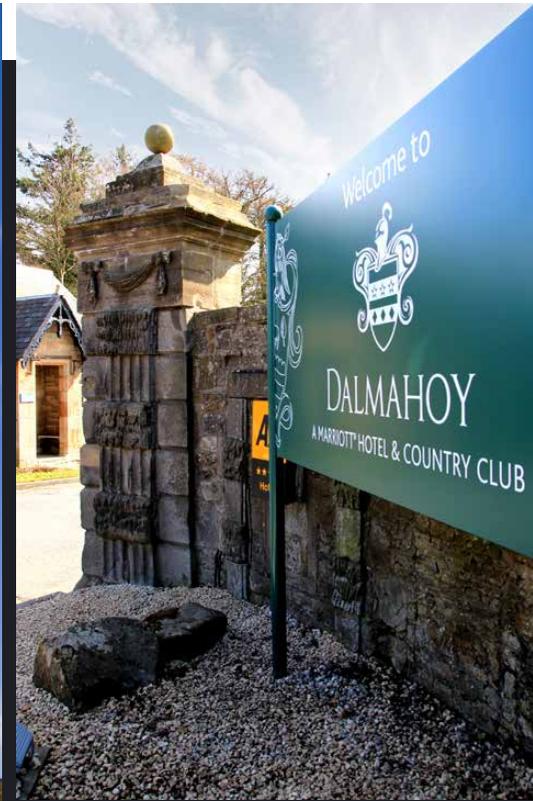

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3/5 Ashley Grange

BALERNO, EDINBURGH, EH14 7NP



Balerno

EDINBURGH, EH14 7NP

Balerno is Edinburgh's hidden treasure. Once a small outlying hamlet, miles from anywhere, however it has now blossomed into a picturesque village with a distinctive rural identity. As the years ticked past, the burgeoning villages merged, linking the community with the capital. Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons. The charming period character of the centre's patchwork of traditional buildings add to Balerno's charm and cater beautifully to everyday needs.

You'll also find a library, primary and secondary schools, a dentist, doctors, Post Office and a selection of pubs and restaurants. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away.

For drivers, the City Bypass itself offers an easy commute to the likes of Edinburgh Airport as well as The Gyle Shopping Centre and Hermiston Gait should local shopping not suffice. For everyone else, an excellent bus service can be taken advantage of to reach almost any area of the city, while there is also the option of direct rail links into both Edinburgh and Glasgow.

Dalmahoy Golf and Country Club can also be reached within only a matter of a ten minute drive from the property, to take full advantage of the sports as well as fitness and spa facilities.

Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.





3/5 Ashley Grange

BALERNO, EDINBURGH, EH14 7NP

McEwan Fraser Legal is delighted to bring to the open market this three-bedroom top floor apartment, Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with generous storage and access to the attic.

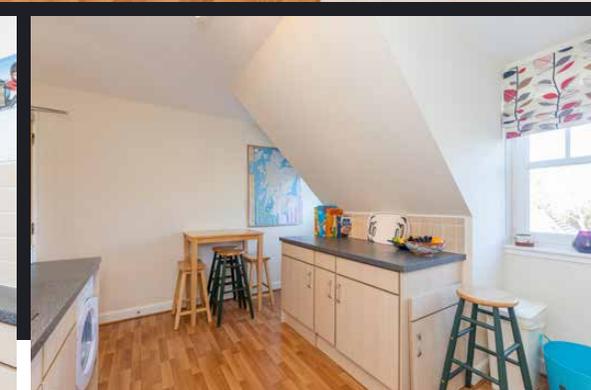
There is a bright and spacious lounge/diner with dual aspect positioning, allowing for free standing furniture and different furniture configurations.

The kitchen comes with floor to ceiling units, hob, hood, oven. Integrated dishwasher, washing machine, fridge, and freezer, as well as ample space for a dining table.

There are three good sized bedrooms, all bright and airy and all allowing for free standing furniture and different configurations. Two of the rooms also benefit from built-in storage with the master bedroom also benefiting from an en-suite with walk-in shower from mains, bath, wash hand basin and WC.

The family bathroom completes the property internally with mains shower over bath, wash hand basin and WC.

This property also benefits from; secure video entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, bin and bike storage units and more than adequate residents parking.





Specifications & Details

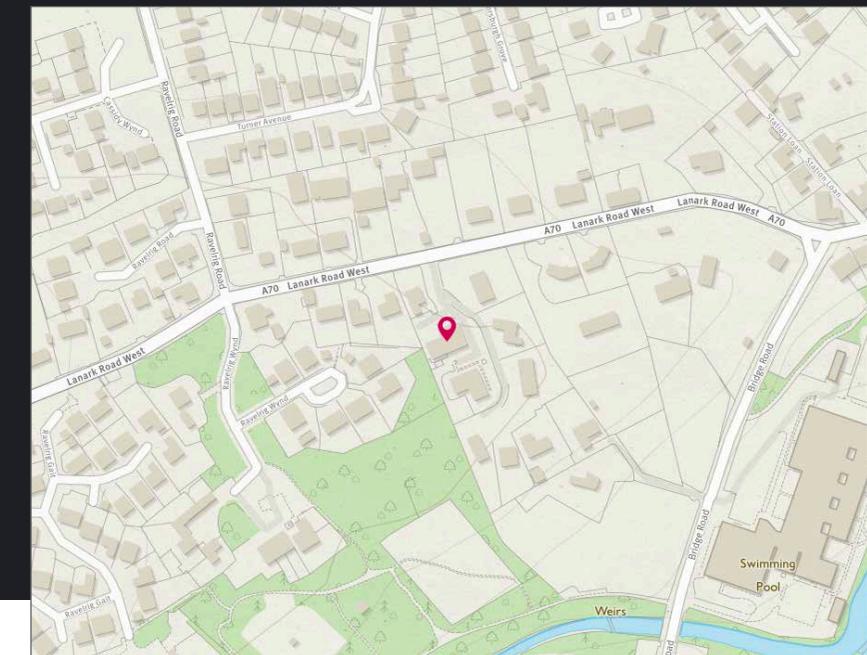
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.99m (26'3") x 5.14m (16'10")
Kitchen	4.43m (14'6") x 3.30m (10'10")
Bedroom 1	4.54m (14'11") x 3.43m (11'3")
En-suite	2.96m (9'9") x 1.91m (6'3")
Bedroom 2	4.58m (15') x 3.26m (10'8")
Bedroom 3	3.33m (10'11") x 2.76m (9'1")
Bathroom	2.58m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 134m² | EPC Rating: C






Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

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ROSS MCBRIDE
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Layout graphics and design
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 Designer