

62 Deanpark Avenue

BALERNO, EDINBURGH, EH14 7EE



Two-bedroom, mid-terraced house well-positioned in popular Balerno



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this two-bedroom, mid-terraced, house to the market. The property is well-positioned in popular Balerno and enjoys easy access to the local primary school and a host of local amenities. This would be an ideal first time purchase or sound buy to let investment.

THE LIVING ROOM



In more detail, you enter the property to find a welcoming entrance hall with a carpeted staircase leading to the upper level on your right and the right and the living room on your left. The bright and neutrally decorated lounge is finished with laminate flooring and is well proportioned with windows to the front and rear aspect. There is ample space to accommodate a dining table and chairs. A door from the living room leads into the kitchen.

THE KITCHEN



The kitchen is fitted with a range of modern base and wall mounted units with plenty of work surface space. There is an integrated gas hob and electric oven and space for a range of free-standing appliances.





Bedroom one is a double bedroom, situated to the front aspect with a built-in cupboard and provides ample space for bedroom furniture. The room is neutrally finished and comes with contemporary laminate flooring. The second double bedroom is situated to the rear aspect. The bathroom is fitted with a modern three-piece suite comprising bath with shower over bath, WC and vanity unit with inset sink.

THE BATHROOM



BEDROOM 1



BEDROOM 2

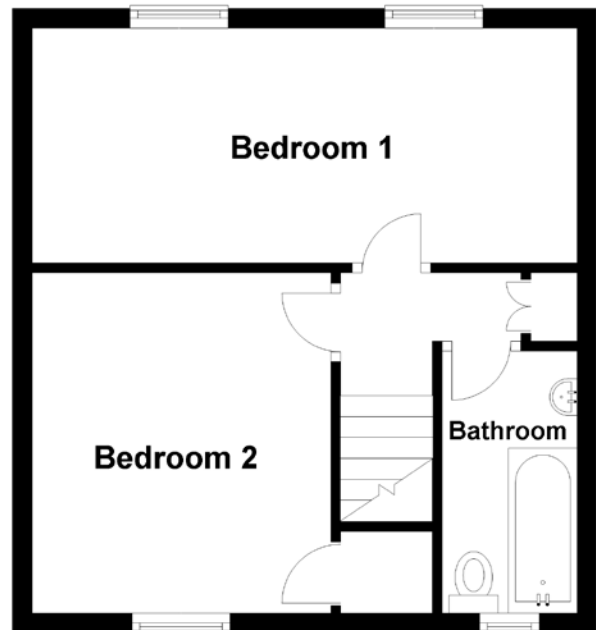
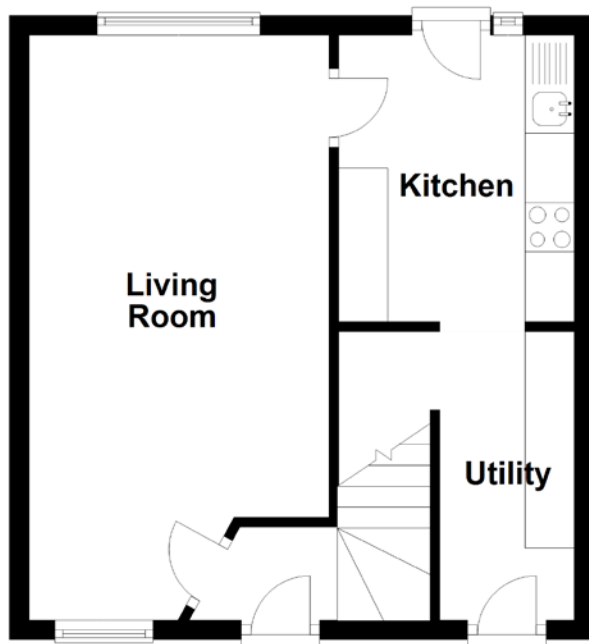


The property further benefits from gas central heating, double glazing and an attic for additional storage. To the rear of the property is a lovely, large lawned garden with a patio area and shed. The driveway situated to the front of the property allows parking for up to two cars.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

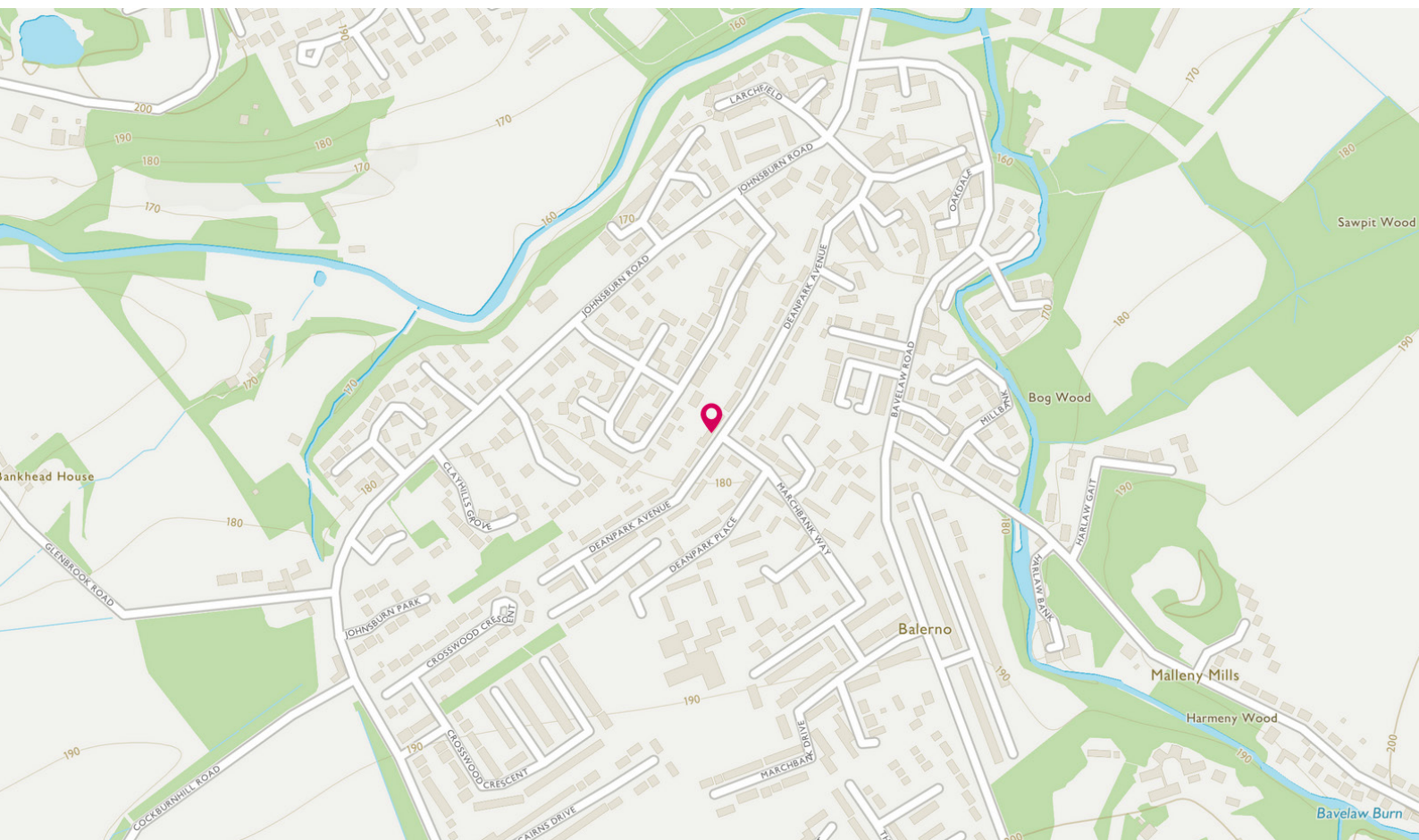


Approximate Dimensions
(Taken from the widest point)

Living Room	5.96m (19'7") x 3.06m (10')
Kitchen	2.92m (9'7") x 2.40m (7'10")
Utility	2.79m (9'2") x 1.37m (4'6")

Bedroom 1	5.43m (17'10") x 2.39m (7'10")
Bedroom 2	3.49m (11'5") x 3.05m (10')
Bathroom	2.67m (8'9") x 1.38m (4'6")

Gross internal floor area (m²): 64m²
EPC Rating: D



THE LOCATION

Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. This popular and quiet residential area lies a few miles to the south-west of Edinburgh city centre.





Balerno is a thriving local community which is sought after due to excellent state schools at primary and secondary level. There are excellent local shopping facilities including post office, farmers market and pub restaurants with further amenities in nearby Currie and Juniper Green including medical services. The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno itself and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel & Country Club beside nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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