

# 3 Whitelea Crescent

BALERNO, EDINBURGH, EH14 7HF



*Three bedroom semi-detached house in the sought after village of Balerno*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in the sought after village of Balerno. The property is presented to the market CHAIN FREE and sits on a quiet cul-de-sac on the south edge of the village and would make an excellent home for a young family.

# THE LOUNGE/DINER



Internal accommodation is focused towards a spacious through lounge. With a dual aspect, the room is naturally bright and the extensive floor space on offer gives ample scope for a variety of different furniture configurations. This will give a purchaser tremendous flexibility to create their ideal entertaining space. Natural light arrives through a large picture window to the front and patio doors to the rear. The patio doors open directly onto the rear garden.



# THE KITCHEN



The kitchen sits adjacent to the lounge and contains a full range of base and wall mounted units that give excellent prep and storage space. Gas hob, cooker hood, double oven, microwave and dishwasher are integrated. A door from the kitchen leads through to a very generous utility room with further workspace and space for fridge freezer and laundry facilities. The utility room also gives internal access to the attached garage. Ground floor accommodation is completed by a spacious entrance hallway that includes integrated storage.





# THE UTILITY





Upstairs to the landing with a large airing cupboard, there are two generous double bedrooms, a third single bedroom and a bathroom. The front-facing master bedroom is particularly generous and includes a triple integrated wardrobe. There is also plenty of floor space for a range of further free-standing bedroom furniture. The second double bedroom overlooks the rear garden. Again, this bedroom is well proportioned with space for a full range of free-standing furniture. The third bedroom is a good-sized single that sits adjacent to the master and has a large storage cupboard. It would make an ideal nursery or good-sized home office. The landing also gives access to the insulated and partially floored attic via a hatch.

# THE MASTER BEDROOM



THIS IMAGE HAS BEEN VIRTUALLY STAGED



# BEDROOM 2 & 3



# THE BATHROOM



The internal accommodation is completed by the bathroom which is fully tiled and finished with a white suite including shower over bath.





Externally, the property sits on a generous plot with a large, west-facing, rear garden which is a perfect evening sun trap. There is a small patio and the remainder of the garden is laid to lawn and edged by mature flower beds.

To the front, there is a double drive, mature lawn and a single garage.

Further benefits include gas central heating and double glazing for extra warmth and comfort.

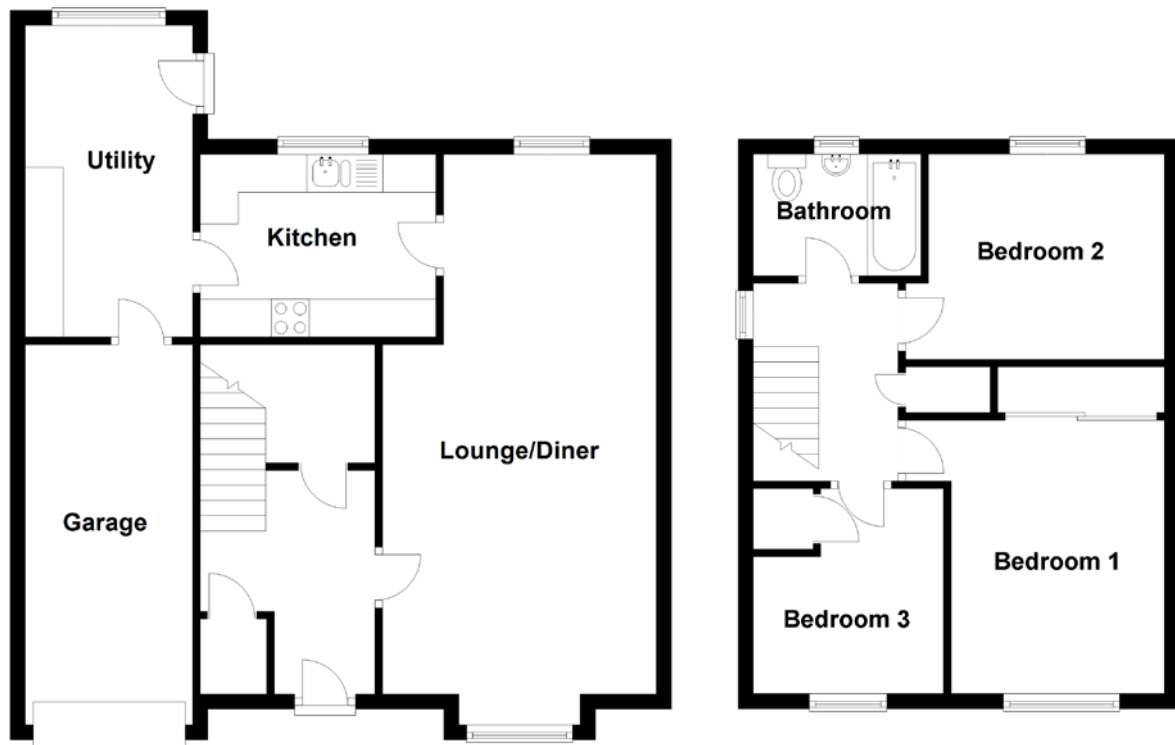
This is a great house in a sought after area. Internal viewing is highly recommended.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

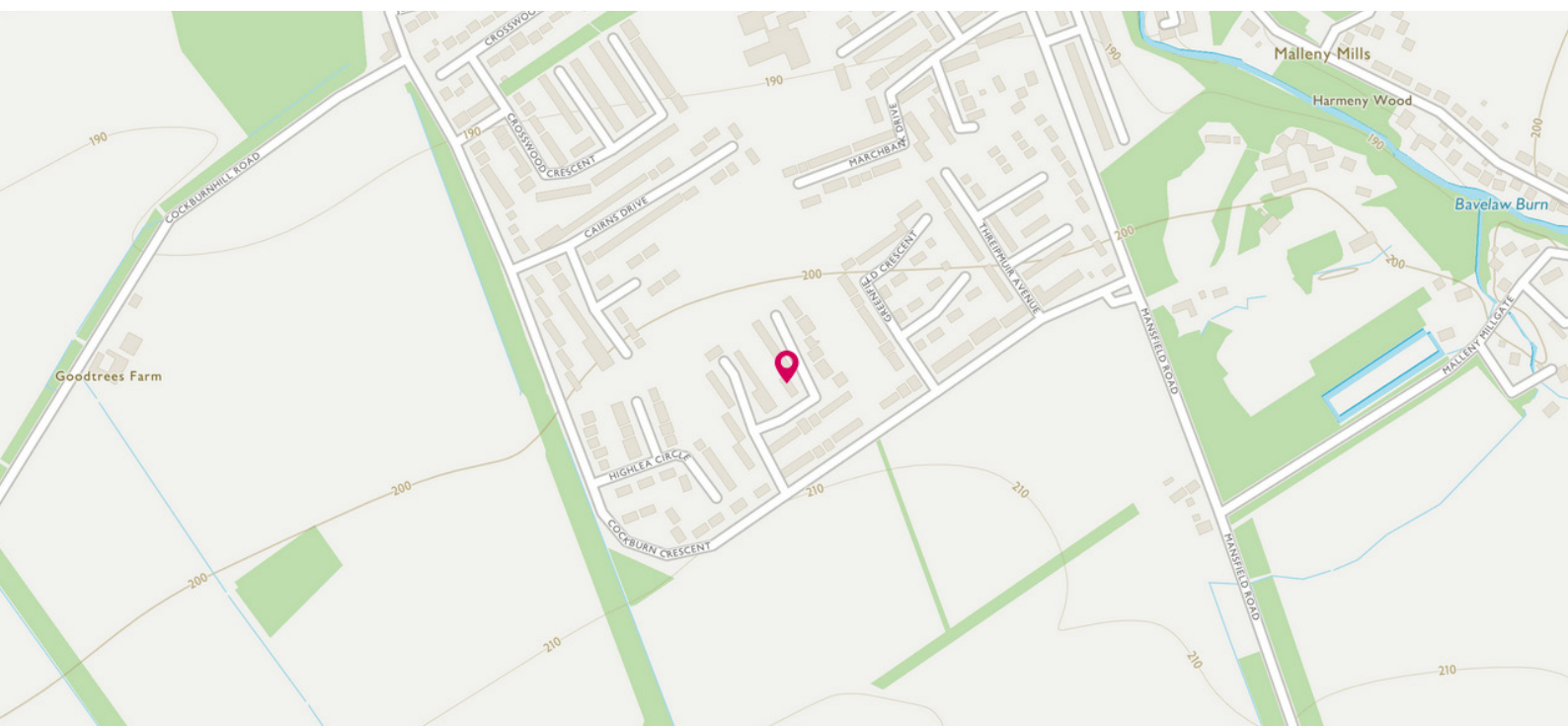


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.40m (7'11")
Utility	4.10m (13'5") x 2.20m (7'3")
Bedroom 1	3.60m (11'10") x 2.80m (9'2")

Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 1.60m (5'3")
Garage	5.00m (16'5") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

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.







You'll find a library, primary and secondary schools, a dentist, local shops and a selection of pubs and restaurants. Village life is active, the locals keep busy with clubs to suit every taste and, once a month, restaurant menus are broadened with the spoils of a bountiful farmer's market. 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 offers an easy commute to the likes of Edinburgh Airport, as well as The Gyle Shopping Centre and Hermiston Gait. For everyone else, an excellent bus service can be used 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 a 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.

**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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