

29 Deanpark Bank

BALERNO, EDINBURGH, EH14 7LG



This beautifully maintained two-bedroom terraced home in the heart of Balerno is within walking distance of top local schools



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McEwan Fraser is delighted to present this two-bedroom terraced house within easy walking distance of Dean Park Primary School and Balerno High School. The property is presented to the market in excellent condition and would be an ideal starter home for young professionals who are keen to find a home in true 'walk-in' condition. Internal viewing is highly recommended.

THE LIVING ROOM

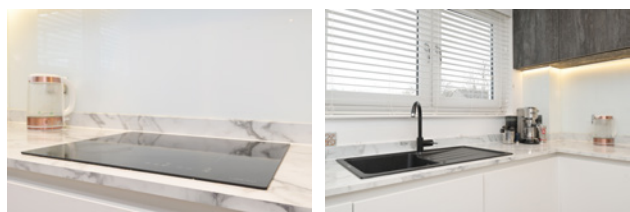
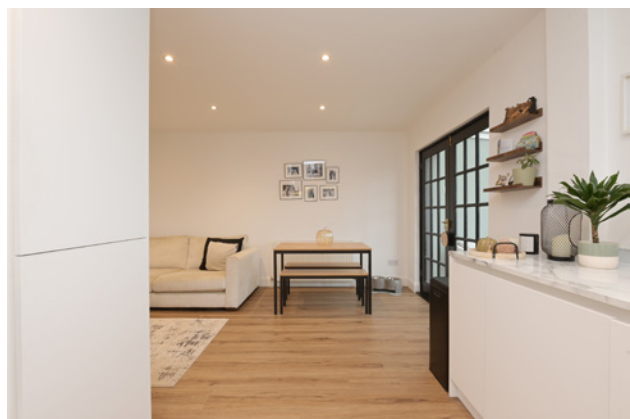


Internal accommodation is focused on a bright and spacious dual-aspect kitchen and living room. Neutrally finished, the room has laminate flooring throughout, and there is plenty of space for a new owner to create their ideal living space.

THE KITCHEN



The stunning contemporary kitchen has a generous range of base and wall-mounted units that include a range of high-quality integrated appliances. Double doors open into a conservatory, which extends the living and entertaining space.



THE CONSERVATORY





Climbing the stairs, the first-floor landing gives access to two double bedrooms, which both include integrated storage, and a stunning bathroom. Bedroom one is neutrally presented and carpeted. There is ample space for a full suite of freestanding bedroom furniture. Bedroom two has extensive integrated wardrobe space and is currently finished as a beautiful nursery. The bathroom completes the internal accommodation. Fully tiled, the bathroom has a stylish three-piece white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

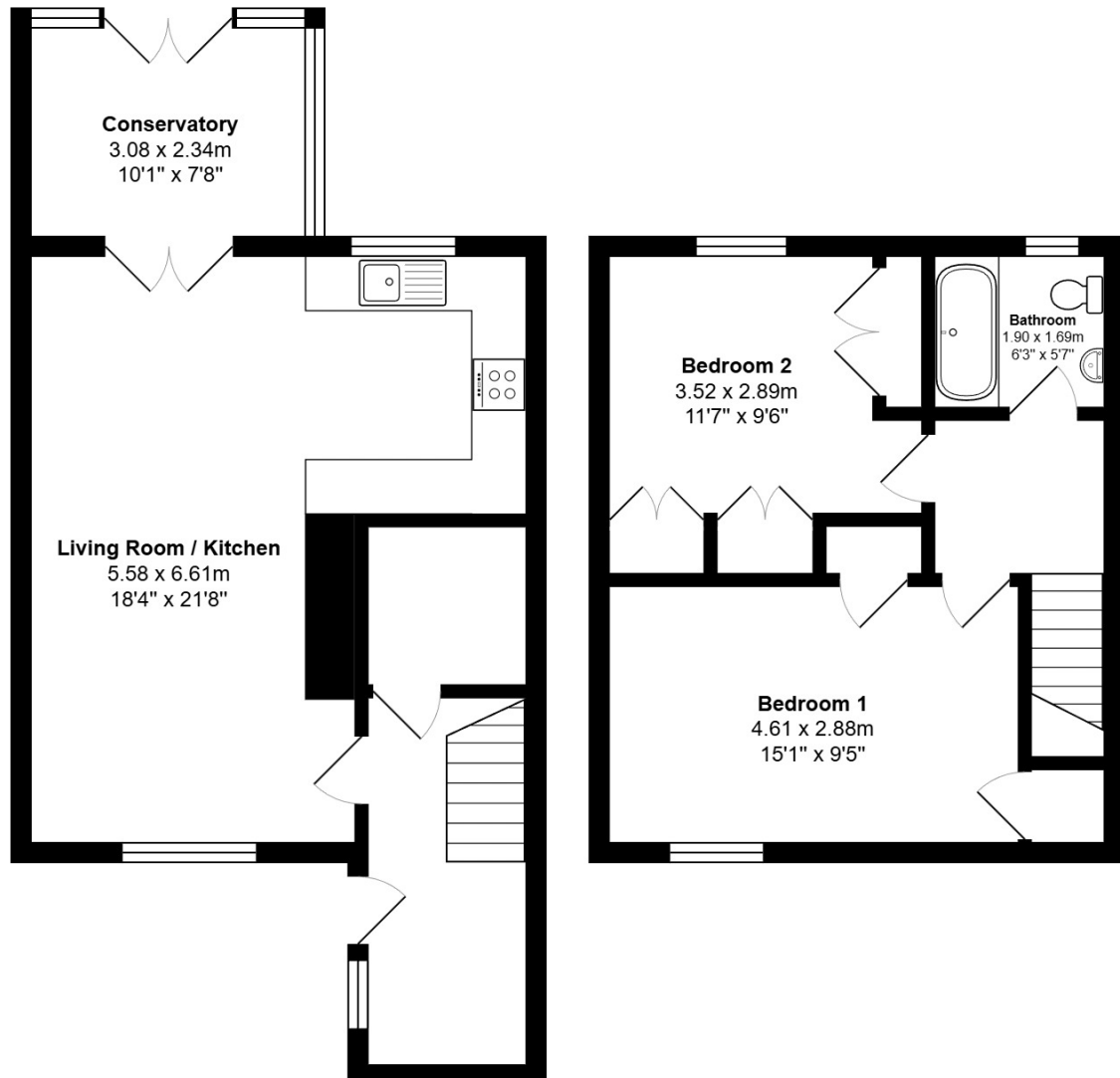


Externally, there is a large deck adjacent to the conservatory, which is perfect for entertaining. The rear garden is south west facing, ensuring sun late into a summer evening. Beyond the deck, there is an established lawn and a further patio area.

EXTERNALS

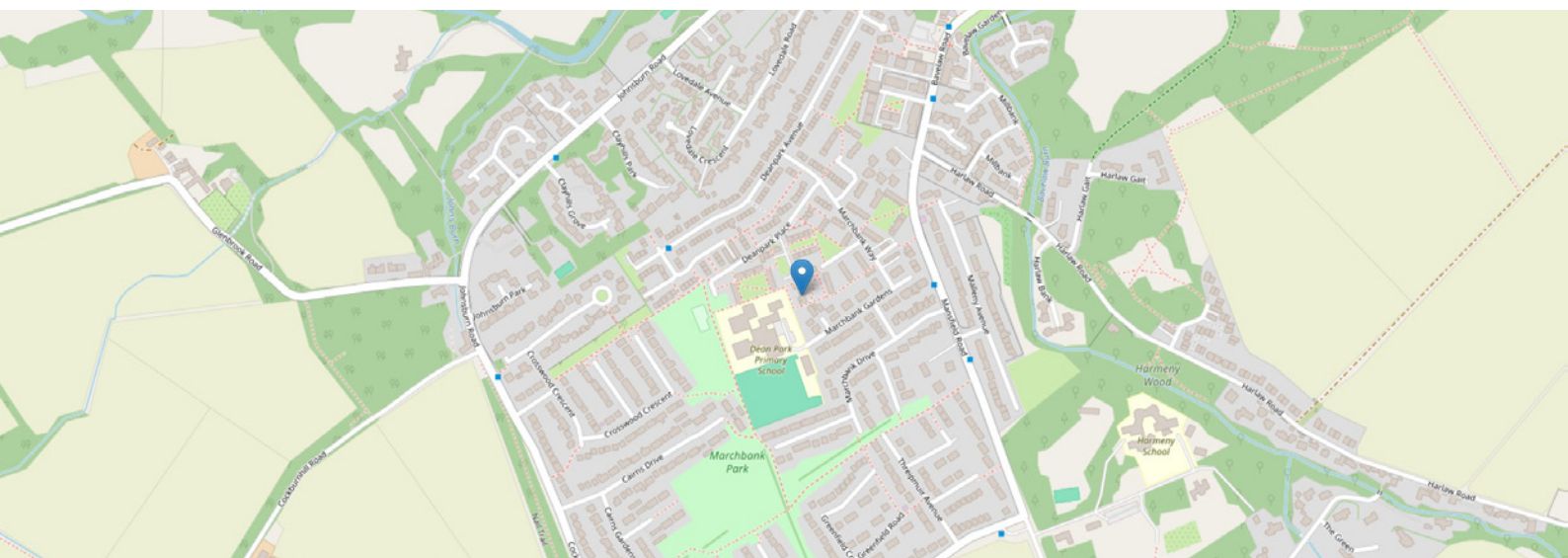


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: C



THE LOCATION

Deanpark Bank is situated in the highly sought-after residential area of Balerno, a picturesque village on the south-western edge of Edinburgh. Known for its tranquil, semi-rural charm, Balerno offers a welcoming community atmosphere while providing excellent access to city amenities and the surrounding countryside. The area benefits from outstanding transport links, with regular Lothian Buses services (notably the 44 and 44A) connecting Balerno directly to Edinburgh city centre in around 40 minutes. The City Bypass (A720) is only a short drive away, offering quick connections to the M8, M9, and Edinburgh Airport, making it ideal for commuters and travellers alike.





Families are particularly drawn to the area for its excellent schooling options. Balerno is served by Dean Park Primary School and the highly regarded Balerno High School, both well-rated and within easy reach. There are also several respected independent schools within a short commute, including George Watson's College and Merchiston Castle School. For recreation and leisure, Balerno and its surroundings offer a wealth of options. The Water of Leith Walkway and Pentland Hills Regional Park provide scenic trails for walking, running, and cycling, while nearby Malleny Garden, managed by the National Trust for Scotland, is a beautiful local attraction. The area also enjoys close proximity to Currie Rugby Club, Balerno Tennis Club, and several nearby golf courses.

Balerno's village centre offers a selection of independent shops, cafés, and eateries, alongside convenient local services. For a wider range of shopping and leisure facilities, Hermiston Gait Retail Park and The Gyle Shopping Centre are only a short drive away.

Altogether, Deanpark Bank enjoys an exceptional location that combines the peace and natural beauty of village life with easy access to Edinburgh's vibrant city amenities.



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