

6 Harlaw Road

BALERNO, EDINBURGH, EH14 7BA



Unique detached house formed from two original cottages which have been combined and extended



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McEwan Fraser Legal is delighted to present this unique detached house to the market. 6 Harlaw Road is formed from two original cottages which have been combined and extended to create a property that offers two public rooms, a conservatory, breakfasting kitchen, utility room, three well-proportioned bedrooms, a cloakroom and a bathroom. There is also scope to add an en-suite shower room to the master bedroom. The property is presented to the market in good order and sits on a generous double plot with mature gardens and plenty of off-street parking. Internal viewing is essential to fully appreciate the flexible living and entertaining space on offer within.

THE LOUNGE



Accommodation is focused on a bright dual aspect lounge which offers plenty of space for different furniture arrangements. While a fireplace creates a natural focal point for the room, the floor space on offer will give the new owner plenty of flexibility to create their ideal entertaining space. A door from the lounge leads through to a lovely dining room which can easily hold an 8 seat dining table.

THE DINING ROOM



Moving through the dining room, a door opens into a large conservatory that overlooks a rear patio.

THE CONSERVATORY



THE KITCHEN



The ground floor is completed by a stylish breakfasting kitchen, with an attached utility room, which can be accessed from the main hall or the dining room. The kitchen is finished to an exacting standard with a full range of base and wall mounted units set against a tiled splashback. There is ample prep and storage space for the aspiring chef. The ceramic hob, electric oven and cooker hood are integrated and further space is provided for a free-standing fridge freezer and dishwasher. The attached utility room gives access to a cloakroom and includes further storage, work surface space and laundry facilities.



THE UTILITY & WC





Climbing the stairs from the main hallway, the first-floor landing gives access to all three bedrooms and the bathroom. The master bedroom is a well-proportioned double with plenty of space for a full suite of bedroom furniture. There is a deep storage cupboard to one side which would make an ideal walk-in wardrobe or could be converted into an en-suite shower room. The second and third bedrooms are on the opposite side of the hall giving a degree of privacy from the master bedroom. The bathroom is spacious and enjoys fantastic natural light, full tiling and includes a three-piece white suite and shower over the bath.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



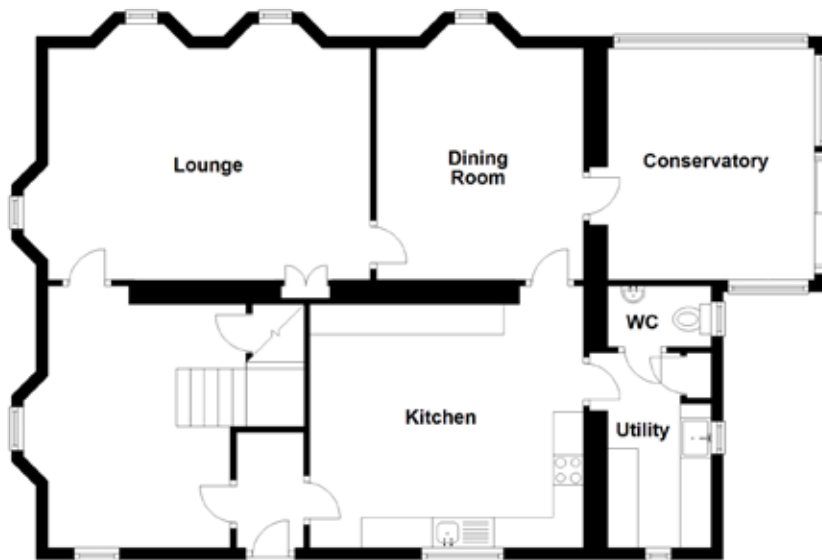
Externally, the property enjoys an enclosed garden that wraps around the sides and rear of the property. Mainly laid to lawn, there is a patio, mature flower beds, a large driveway and a concrete hard-standing. The property benefits from a southwest rear aspect meaning at least one part of the garden enjoys direct sunshine throughout the day.

THE GARDEN





FLOOR PLAN, DIMENSIONS & MAP

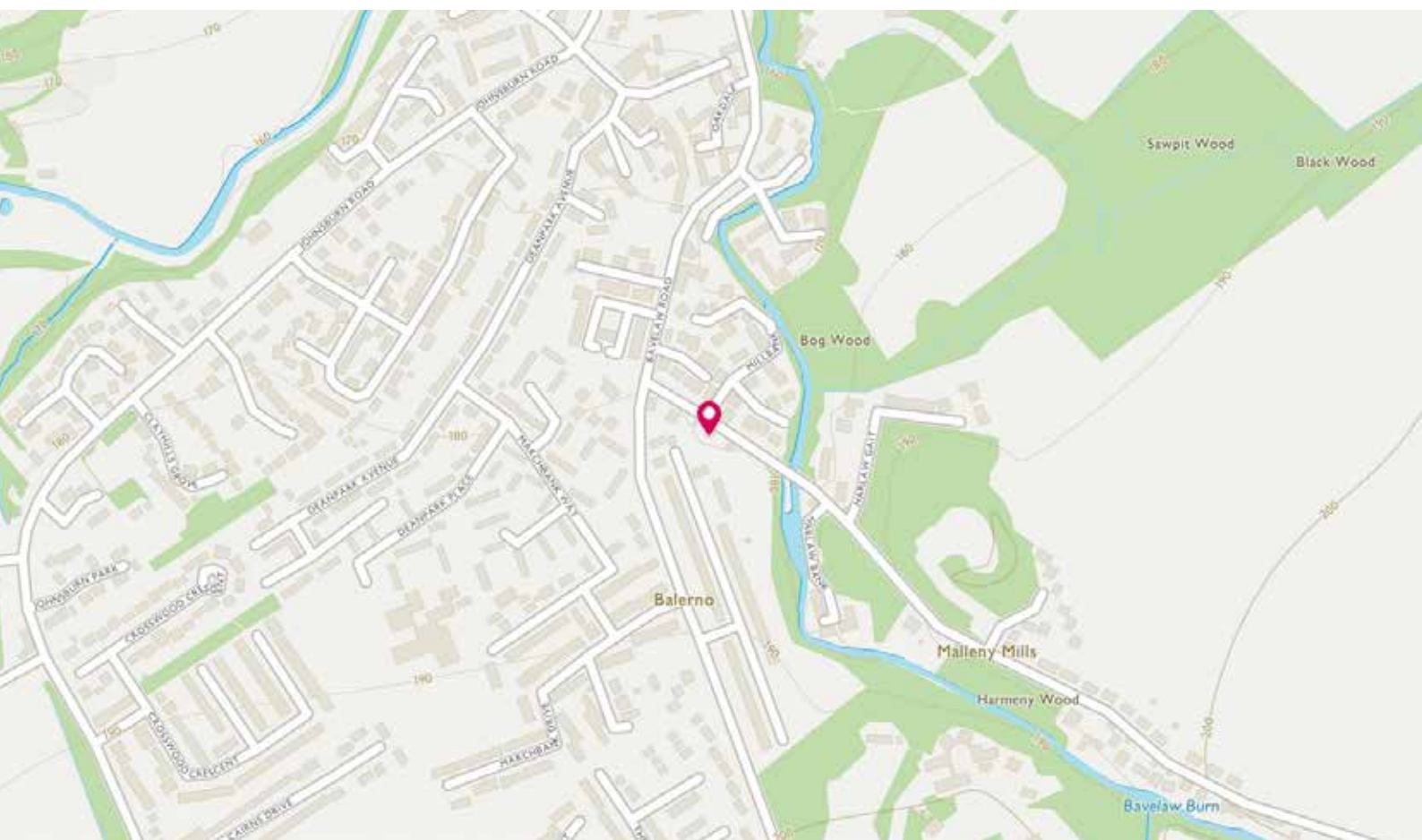


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.50m (14'9")
Dining Room	4.50m (14'9") x 2.90m (9'6")
Conservatory	4.30m (14'1") x 3.70m (12'2")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Utility	3.20m (10'6") x 1.70m (5'7")
WC	1.80m (5'11") x 1.00m (3'3")

Master Bedroom	4.00m (13'2") x 3.20m (10'6")
Walk-in Wardrobe	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m²): 147m²
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 and 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.

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