

15 Deanpark Court

BALERNO, EDINBURGH, EH14 7EG



spacious four-bedroom family home in the heart of Balerno, offering flexible accommodation over three levels



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McEwan Fraser Legal is delighted to present this attractive four-bedroom end-terraced family home on Deanpark Court in Balerno. Presented in good condition throughout, the property offers a flexible layout arranged over three levels, complemented by a generous landscaped rear garden. Its position overlooking Deanpark Playpark, together with easy walking access to both Deanpark Primary School and Balerno High School, makes this a particularly appealing option for families.

BEDROOM 4



The ground floor provides an excellent balance of flexible bedroom and living accommodation. To the front, the fourth bedroom is a bright bay-windowed room overlooking the well-landscaped front garden. Its position and proportions also allow it to work equally well as a home office, playroom or additional reception room, depending on the needs of the new owner.

THE LIVING ROOM



To the rear, the living room and kitchen sit side by side and both open into an impressive full-width conservatory, creating a wonderfully sociable family living space.

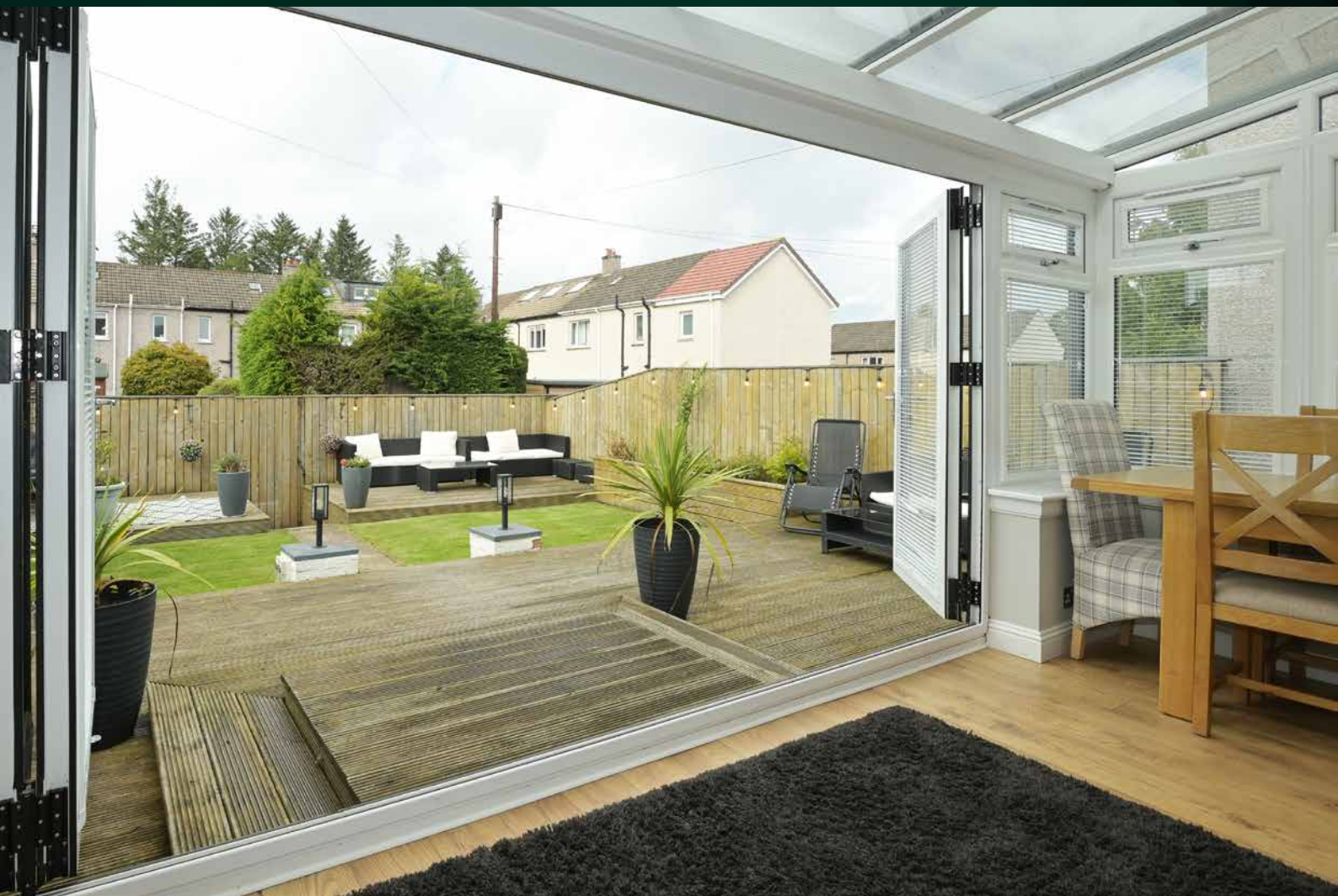


The contemporary kitchen is fitted with a good range of base and wall-mounted units alongside a selection of integrated appliances, while the conservatory provides ample space for dining and informal seating. Bi-folding doors open directly onto the rear garden, providing a natural connection between the indoor and outdoor spaces and making this an excellent area for family life and entertaining.

THE KITCHEN



THE CONSERVATORY



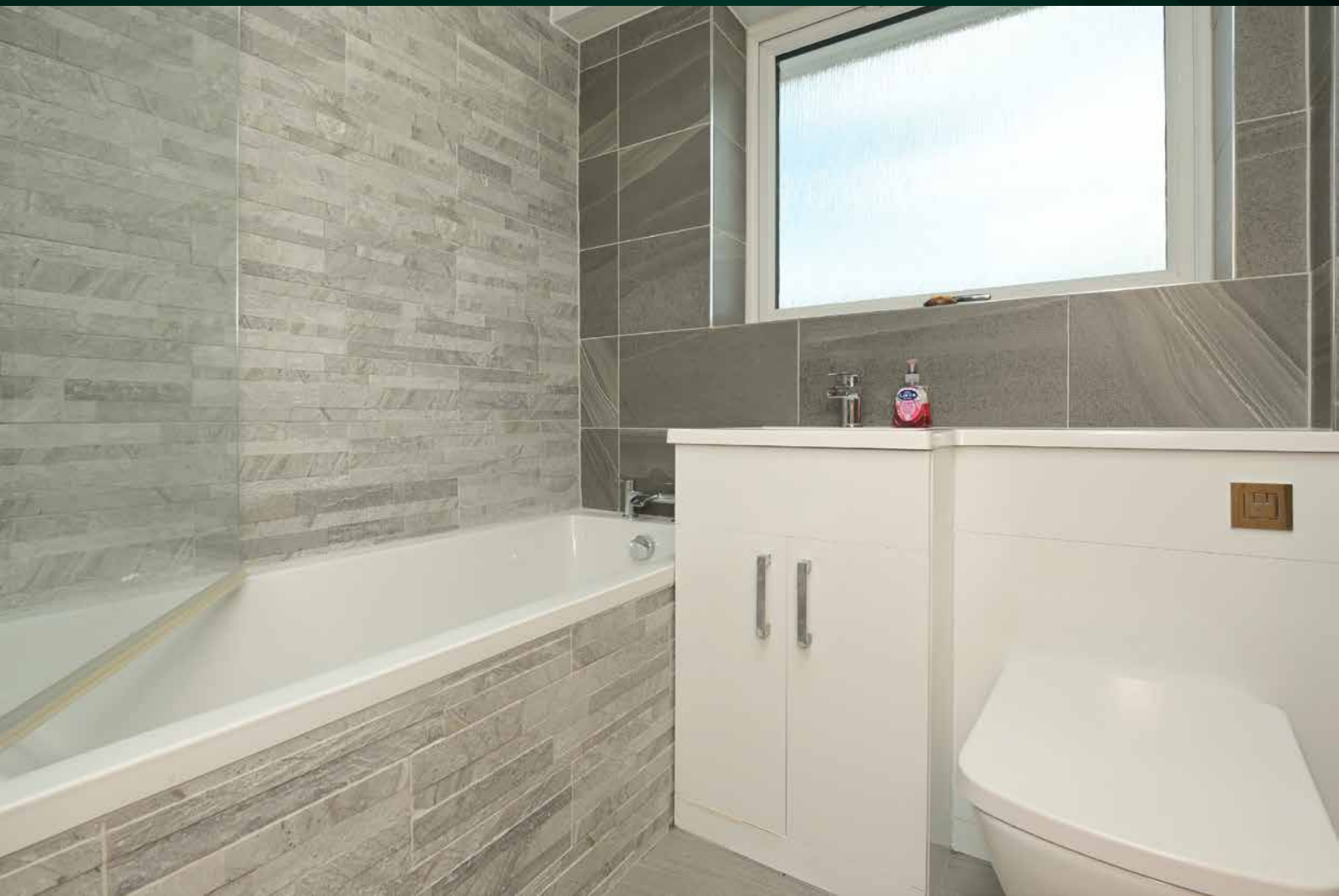
Bi-folding doors open directly onto the rear garden, providing a natural connection between the indoor and outdoor spaces





On the first floor are two generous double bedrooms, both offering plenty of space for a full range of bedroom furniture. Also on this level is an attractive family bathroom, finished with full tiling and fitted with a contemporary white suite incorporating a shower over the bath.

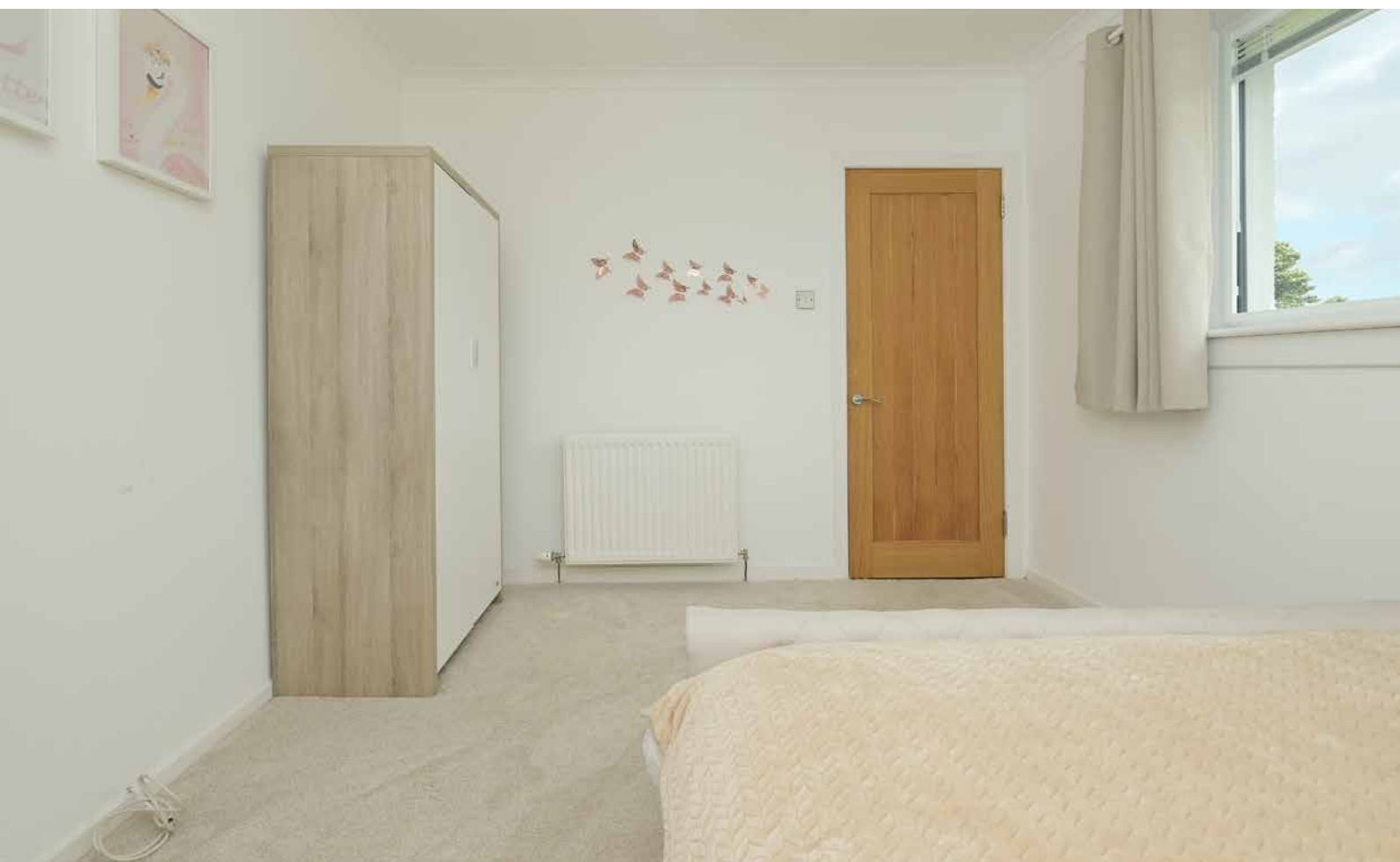
THE BATHROOM



BEDROOM 2



BEDROOM 3



The converted loft forms an impressive principal bedroom suite and adds considerably to the flexibility of the accommodation. Occupying the uppermost floor, this generous bedroom benefits from its own en-suite shower room, creating a private space away from the main family accommodation.

THE PRINCIPAL SUITE



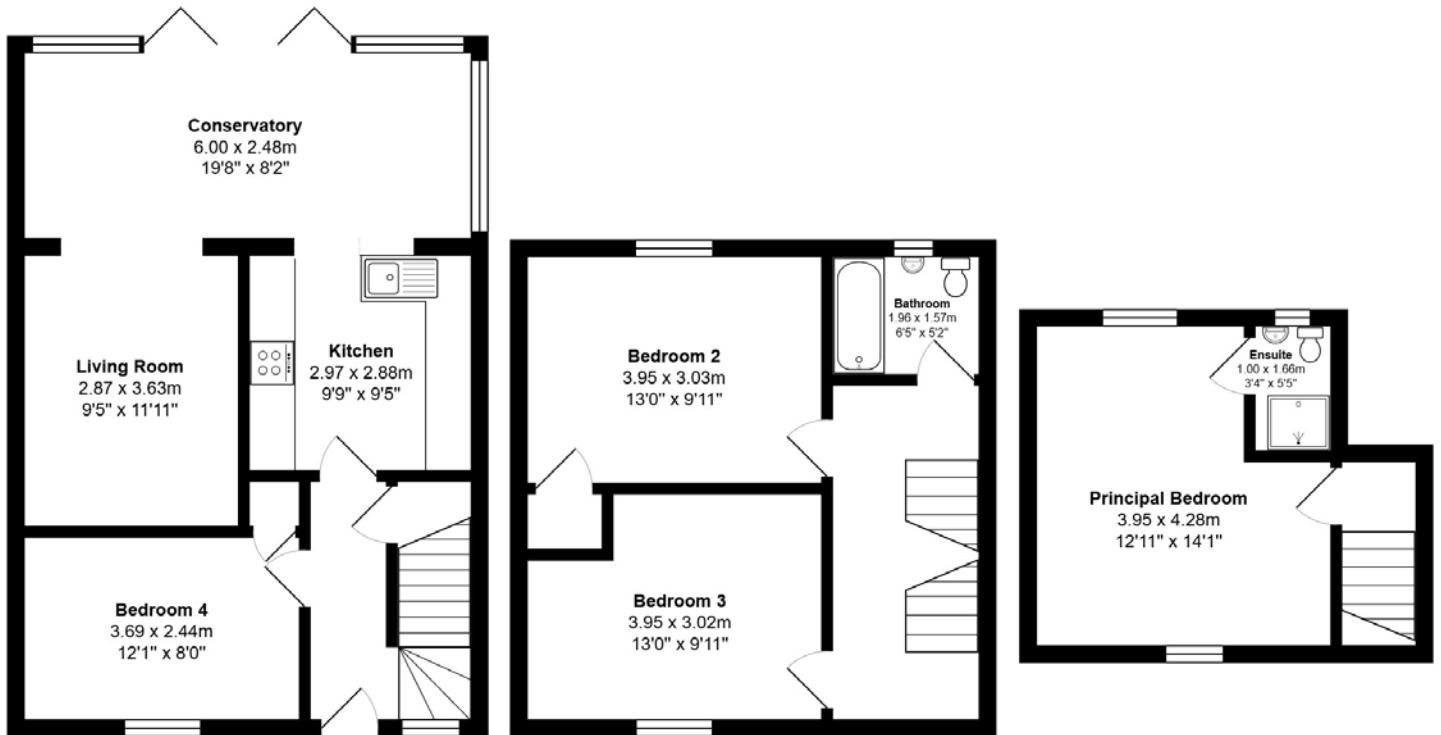
The rear garden is a particularly attractive feature of the property. Generous in size and thoughtfully landscaped, it provides plenty of space for children, outdoor dining and relaxation. A substantial deck creates an ideal setting for entertaining during the warmer months, while the overall size of the garden is a real asset for a family home.

Overall, this is a spacious and versatile four-bedroom home offering excellent family accommodation, a generous garden and an enviable position within Balerno. With Deanpark Playpark immediately nearby and highly convenient access to local schooling, the property combines practical family living with a particularly appealing location.

EXTERNALS & VIEWS

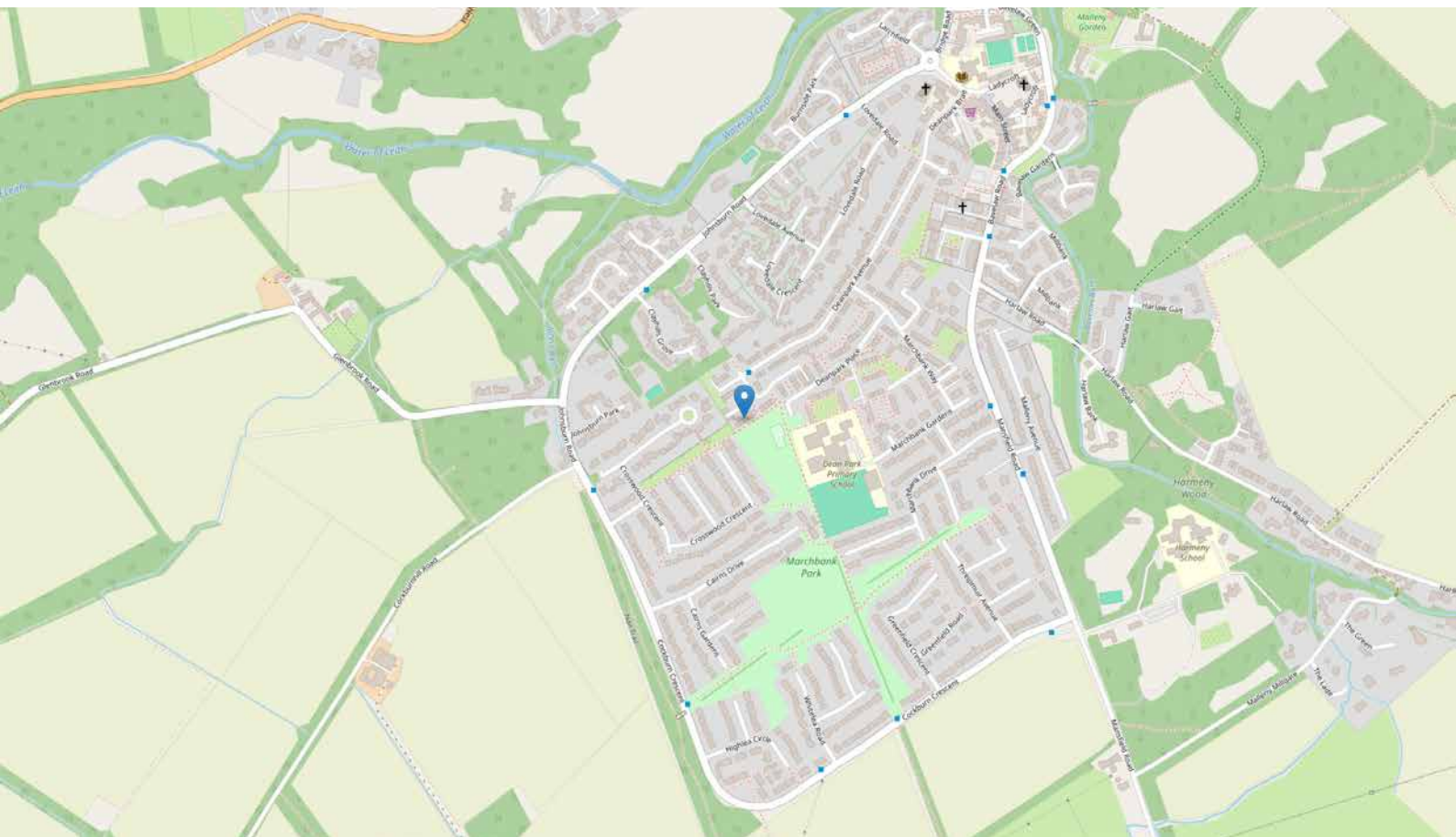


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 102m² | EPC Rating: D



THE LOCATION

Deanpark Court 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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