










Offers Over
£205,000

32 Marchbank Way

Balerno | Edinburgh | EH14 7LP

A superb opportunity has arisen to acquire this attractive two bedroom end-terraced villa quietly positioned within the popular Balerno district of the city. Boasting a garage and private gardens while being situated close to good local amenities, commuting links and reputable schooling, the property will undoubtedly appeal to first-time buyers and growing families. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage and on-street parking
-  EPC Band - C
-  Council Tax Band - B

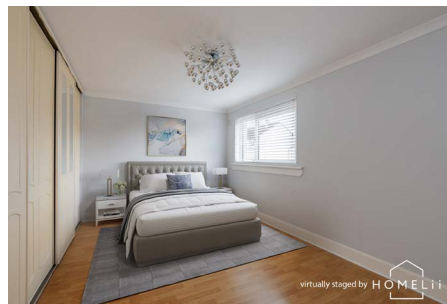
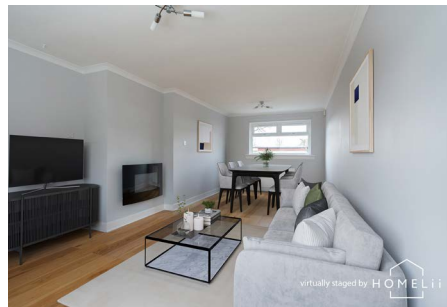


Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and spacious dual-aspect lounge/diner with space for different configurations, fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and under-unit lighting, two-piece W/C, landing with access to the partially-floored attic, generous double bedroom with integrated storage and an over stairs cupboard housing the boiler, second sizable double bedroom with integrated wardrobes with sliding doors and room for freestanding furniture, and a fully-tiled shower room with a corner cubicle and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

This property has been subject to virtual renovation/staging(delete as applicable) to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

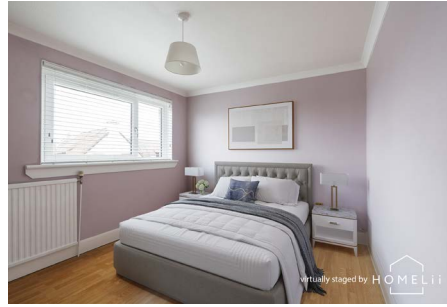
Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood and dishwasher, freestanding American-style fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Private gardens can be found to both the front and rear of the property, both well-kept and allowing for easy maintenance. The rear garden is slabbed all over and benefits from a greenhouse and outdoor tap. There is also a single garage and ample on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.



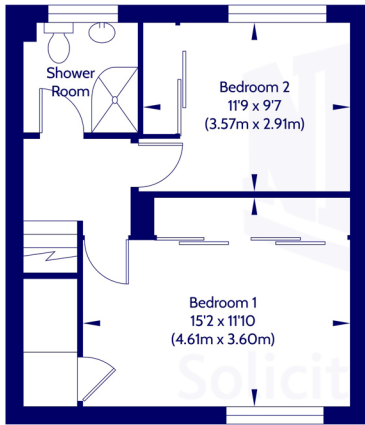


Location

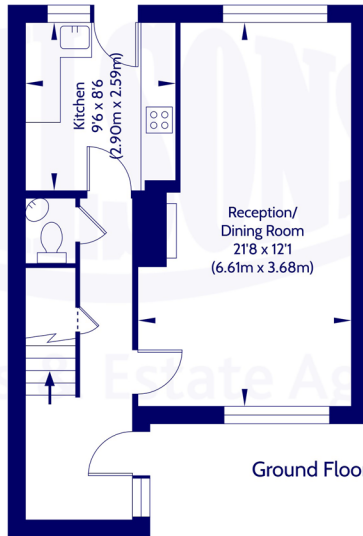
The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.



Approx. Internal Area 77.97 Sq M / 839 Sq Ft.
Not to scale. For identification only.
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First Floor



Ground Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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