





'Very well presented and evenly proportioned main door lower villa within an exclusive luxury built mews style development surrounded by beautifully maintained landscaped grounds.'

Hallway with storage, twin window lounge with leafy outlook, contemporary style breakfasting kitchen with built in appliances, master bedroom with luxurious ensuite shower room, 2nd double bedroom with built in storage plus bathroom with shower above bath. Gas central heating. Double glazing. Allocated parking space to rear.

12 Bavelaw Green benefits from a delightful location within the highly sought after village of Balerno, a picturesque suburb some 7 miles South West of Edinburgh City Centre. There is a regular bus service to the city centre less than a couple of hundred yards away with major access roads including the Edinburgh City By-Pass, A70 Lanark Road and M8 allowing for ease of commuting out with the area. Balerno has amenities to meet every day needs including localised shops, post office and Scotmid supermarket along with the highly regarded schools Dean Park Primary and Balerno High. Additional shopping facilities are available at a number of major retils parks including Hermiston Gait and The Gyle Shopping Centre. It is also worth noting the close proximity to the Royal Bank of Scotland global headquarters at Gogarburn, Heriot Watt University campus at Riccarton plus Edinburgh International Airport. Surrounded by rolling countryside and the Pentland Hills, Balerno is ideal for a wide range of outdoor pursuits including hill walking, horse riding, mountain biking, fishing and golfing plus skiing at Hillend Ski Centre with the nearby Water of Leith Walkway leading directly to the city centre.

Note

Please note there is an annual factoring charge of approximately £700 that includes buildings insurance and general maintenance of the development.

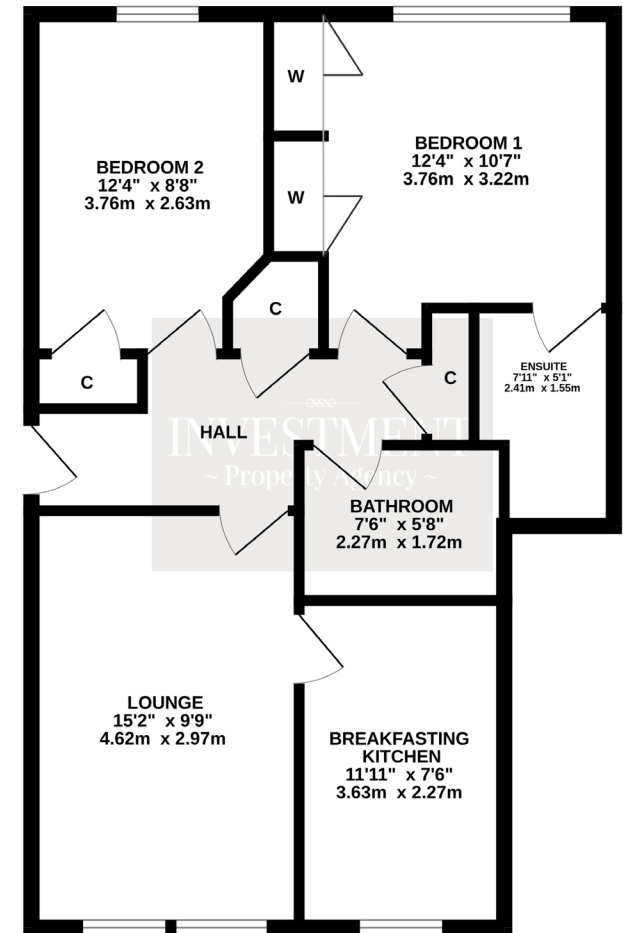
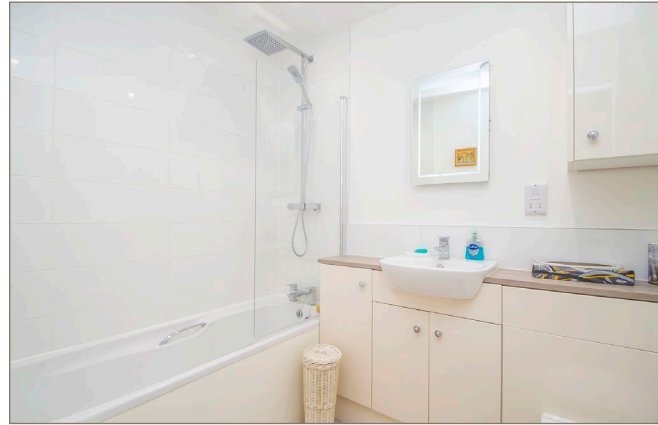
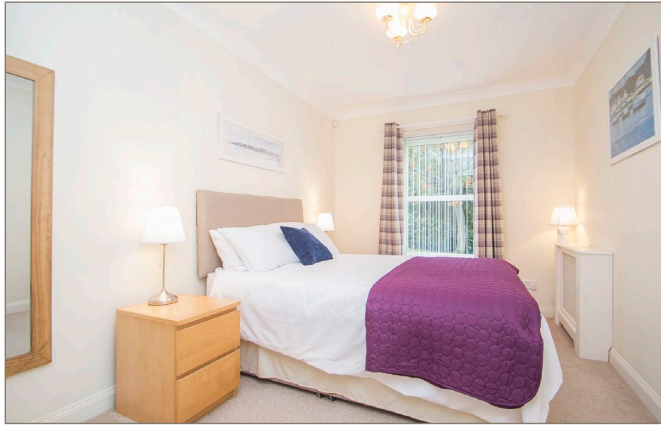
Energy Performance Rating

C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023