



Offers Over
£185,000

35 Mallyen Aveue

Balerno | Edinburgh | EH14 7EJ

This attractive, light-filled main door upper villa with private rear garden and private lock-up garage is quietly positioned within a lovely tree lined cul-de-sac in the ever popular Balerno district of the city, close to many local amenities, transport links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Rear Garden
-  Lock-up garage
-  EPC Rating – C
-  Council Tax Band - C



Description

The generously proportioned property, which affords a lovely open aspect to the rear, would now benefit from a degree of modernisation, yet has been very well kept and provides a lovely home in a great location. It shall undoubtedly appeal to a wide variety of buyers and merits internal viewing to be fully appreciated. In brief the accommodation comprises; entrance and stairs leading to the upper hallway with good storage provisions including hatch to attic. The attractive, light and spacious lounge/diningroom enjoys a front-facing aspect affording good natural light. The kitchen is located off and is fitted with a range of wall and base units with cooker, washing machine, fridge freezer and dishwasher included in the sale. There are two generous double bedrooms, with the principal bedroom benefiting from two built-in wardrobes and the second, affording lovely leafy aspect to rear. Finally, the bathroom with large cupboard, comprises of a three piece suite with shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, fridge freezer, washing machine and dishwasher.

Garden and Garage

There is a private garden located to the rear, laid with paving for ease of maintenance. A private lock-up garage is located adjacent to the property and ample on-street parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





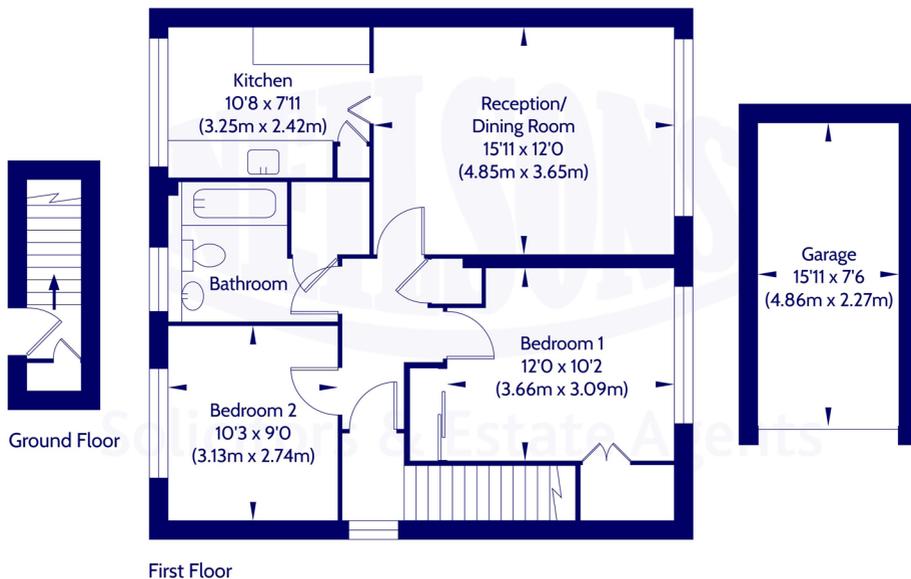
Location

Malleny Avenue is a pleasant tree-lined cul-de-sac, located off Mansefield Road in the picturesque outskirts of Balerno. 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. Gross Internal Floor Area 65.7 Sq M / 707 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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