



27 Cairns Drive, Balerno

Offers Over **£470,000**



27 Cairns Drive

Balerno, Balerno

Spacious five-bedroom semi-detached home in Balerno with flexible living, conservatory, private garden, garage, and driveway. Close to schools, amenities, and transport links. Ideal for families. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi-detached family home
- Located in the highly sought-after area of Balerno
- Bright and spacious living room ideal for family living
- Open-plan dining room with direct access to conservatory
- Modern fitted kitchen with ample storage and workspace
- Five well-proportioned bedrooms
- Principal bedroom with private en-suite shower room
- Flexible layout ideal for growing families or home working
- Driveway providing off-street parking
- Private rear garden with direct access from kitchen and conservatory



Kitchen

10' 4" x 9' 1" (3.15m x 2.78m)

The property features a bright and well-presented kitchen with a modern finish throughout. Fitted with sleek grey units and contrasting dark worktops, the space offers ample storage and preparation areas. Integrated appliances include an oven, hob, and extractor hood and washing machine with additional space for freestanding appliances. The kitchen benefits from plenty of natural light thanks to large windows overlooking the garden, creating a pleasant and airy atmosphere. There is also direct access to the rear garden, making it ideal for family living or entertaining. The layout is practical and spacious, with room for everyday dining or additional storage if required.

Kitchen/Dining

6' 11" x 15' 1" (2.10m x 4.60m)

The dining area is bright and inviting, offering a practical space for everyday meals and entertaining. Positioned just off the kitchen, it creates a natural flow between the two areas, with an open archway enhancing the sense of space and connectivity. The room benefits from direct access to the garden through glazed door located beside the dining table, allowing for plenty of natural light and easy indoor-outdoor living. A further door, positioned directly opposite the dining area, provides access to the garage, adding to the overall convenience of the layout. Finished in a neutral and well-maintained style, this space complements the kitchen perfectly and is ideal for both family dining and hosting guests.





Living room

11' 10" x 11' 10" (3.60m x 3.60m)

The living room is a spacious and comfortable area, ideal for both relaxing and entertaining. Generous in size, it easily accommodates multiple sofas and additional furniture, creating a warm and welcoming atmosphere. A large front-facing window allows for plenty of natural light, enhancing the bright and airy feel of the room. The space is well laid out, with ample room for a dedicated seating area as well as media or storage units. Finished in neutral tones, the living room offers a versatile setting that can be easily styled to suit a range of tastes, making it perfect for modern family living.

Dining area

11' 10" x 11' 10" (3.60m x 3.60m)

The dining area is a generous and elegant space, open plan with the living room, creating a seamless flow ideal for both everyday living and entertaining. The layout comfortably accommodates a large dining table, making it perfect for family meals and hosting guests. Double doors to the rear provide direct access to the conservatory, enhancing the sense of space and allowing for an abundance of natural light throughout. This connection between the living room, dining area, and conservatory creates a bright and sociable environment. Finished in neutral tones, the room offers a versatile setting that complements the adjoining spaces while maintaining a warm and inviting atmosphere.





Conservatory

10' 11" x 10' 10" (3.32m x 3.30m)

The conservatory is a bright and spacious addition to the property, offering a versatile living space with views over the rear garden. Surrounded by large windows and a glazed roof, the room is filled with natural light, creating a relaxing and inviting atmosphere throughout the day. With direct access to the garden via patio door, it provides an ideal setting for both entertaining and everyday use. The conservatory also connects seamlessly to the dining area, enhancing the overall flow of the home and creating a sociable, open-plan feel. This well-presented space is perfect as an additional sitting room, reading area, or garden room, adaptable to suit a variety of needs.

WC

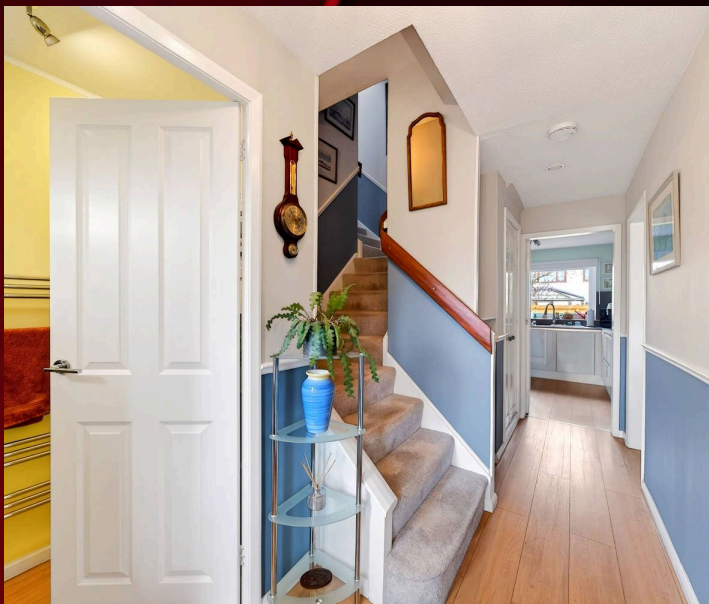
3' 3" x 5' 11" (1.00m x 1.80m)

The property benefits from a convenient downstairs WC, finished in a modern style. The space features a contemporary wash hand basin set on a vanity unit, providing useful storage below, along with a low-level WC. Well presented and neatly maintained, the room is enhanced by stylish tiling and a heated towel rail, adding both practicality and comfort. Ideal for guests, this additional cloakroom complements the ground floor accommodation.

Hallway

4' 7" x 15' 3" (1.40m x 4.65m)

The welcoming entrance hall is bright and well presented, setting the tone for the rest of the property. Finished in neutral tones, it offers a clean and modern first impression, with space for coats, and access to the main ground floor rooms. A staircase leads to the upper level, where it splits into two directions, creating a practical and well-organised layout. To the left, there are two bedrooms (Bedrooms 4 and 5), ideal for use as additional bedrooms, guest rooms, or a home office





Kitchen

10' 4" x 9' 1" (3.15m x 2.78m)

The property features a bright and well-presented kitchen with a modern finish throughout. Fitted with sleek grey units and contrasting dark worktops, the space offers ample storage and preparation areas. Integrated appliances include an oven, hob, and extractor hood and washing machine with additional space for freestanding appliances. The kitchen benefits from plenty of natural light thanks to large windows overlooking the garden, creating a pleasant and airy atmosphere. There is also direct access to the rear garden, making it ideal for family living or entertaining. The layout is practical and spacious, with room for everyday dining or additional storage if required.

Kitchen/Dinning

6' 11" x 15' 1" (2.10m x 4.60m)

The dining area is bright and inviting, offering a practical space for everyday meals and entertaining. Positioned just off the kitchen, it creates a natural flow between the two areas, with an open archway enhancing the sense of space and connectivity. The room benefits from direct access to the garden through glazed door located beside the dining table, allowing for plenty of natural light and easy indoor-outdoor living. A further door, positioned directly opposite the dining area, provides access to the garage, adding to the overall convenience of the layout. Finished in a neutral and well-maintained style, this space complements the kitchen perfectly and is ideal for both family dining and hosting guests.

Living room

11' 10" x 11' 10" (3.60m x 3.60m)

The living room is a spacious and comfortable area, ideal for both relaxing and entertaining. Generous in size, it easily accommodates multiple sofas and additional furniture, creating a warm and welcoming atmosphere. A large front-facing window allows for plenty of natural light, enhancing the bright and airy feel of the room. The space is well laid out, with ample room for a dedicated seating area as well as media or





Main bathroom

8' 2" x 5' 11" (2.50m x 1.80m)

The main bathroom is located on the upper floor and is well presented with a modern finish. It features a full-sized bathtub with overhead shower, a wash hand basin set within a vanity unit offering useful storage, and a low-level WC. The space is complemented by stylish wall tiling and a large frosted window, allowing for natural light while maintaining privacy. Well maintained and functional, the bathroom serves the upstairs accommodation comfortably and is ideal for family use.

Principal bedroom

10' 10" x 15' 3" (3.30m x 4.66m)

The principal bedroom is a spacious and well-presented room, offering a calm and comfortable retreat. It benefits from built-in storage and ample space for additional bedroom furniture. A large window overlooks the rear garden, allowing for plenty of natural light while providing a pleasant outlook. The room also benefits from direct access to a private en-suite, adding convenience and privacy. Finished in neutral tones, the principal bedroom is both practical and inviting, making it an ideal main sleeping space.

En-suite

8' 2" x 5' 11" (2.50m x 1.80m)

The en-suite shower room is modern and well presented, offering a practical and convenient addition to the principal bedroom. It features a walk-in shower enclosure, a wash hand basin, and a low-level WC. Finished with contemporary tiling, the space is bright and easy to maintain. Compact yet functional, the en-suite provides added privacy and comfort, making it ideal for everyday use.





Bedroom 2

11' 10" x 9' 2" (3.60m x 2.80m)

Bedroom 2 is a bright and well-proportioned double room, offering a comfortable and versatile space. A large window to the front of the property provides plenty of natural light along with an open outlook. The room offers ample space for built-in furniture, including wardrobes and additional storage, making it suitable as a guest room, family bedroom, or home office if required. Neutrally decorated and well maintained, Bedroom 2 is a practical and inviting part of the home.

Bedroom 3

9' 3" x 9' 2" (2.82m x 2.80m)

Bedroom 3 is a well-proportioned and versatile room, ideal as a single bedroom, home office, or study. The room benefits from a window overlooking the rear garden, providing a pleasant outlook and plenty of natural light. There is space for essential bedroom furniture, including a bed, desk, and storage units, making it a practical and functional space. Finished in neutral tones, Bedroom 3 is well maintained and adaptable to suit a variety of needs.

Bedroom 4

6' 11" x 14' 2" (2.10m x 4.32m)

Bedroom 4 is a bright and well-proportioned room, positioned on the left-hand side of the property. It benefits from a window overlooking the rear garden, providing a pleasant outlook and good natural light. The room offers space for essential bedroom furniture and can be used flexibly as a bedroom, guest room, or home office. Neutrally decorated and well maintained, Bedroom 4 is a practical and versatile addition to the home.





GARDEN

The rear garden is private and well maintained, offering a secure and enclosed outdoor space ideal for families and entertaining. Predominantly laid to lawn, it provides plenty of room for children to play or for outdoor seating. The garden is bordered by fencing, ensuring privacy, and features a patio area adjacent to the conservatory, perfect for outdoor dining and relaxing during warmer months. There is also space for planting and landscaping, adding to the overall appeal. With direct access from the conservatory as well as kitchen, the garden creates a natural extension of the living space and is a great addition to the home.

DRIVEWAY

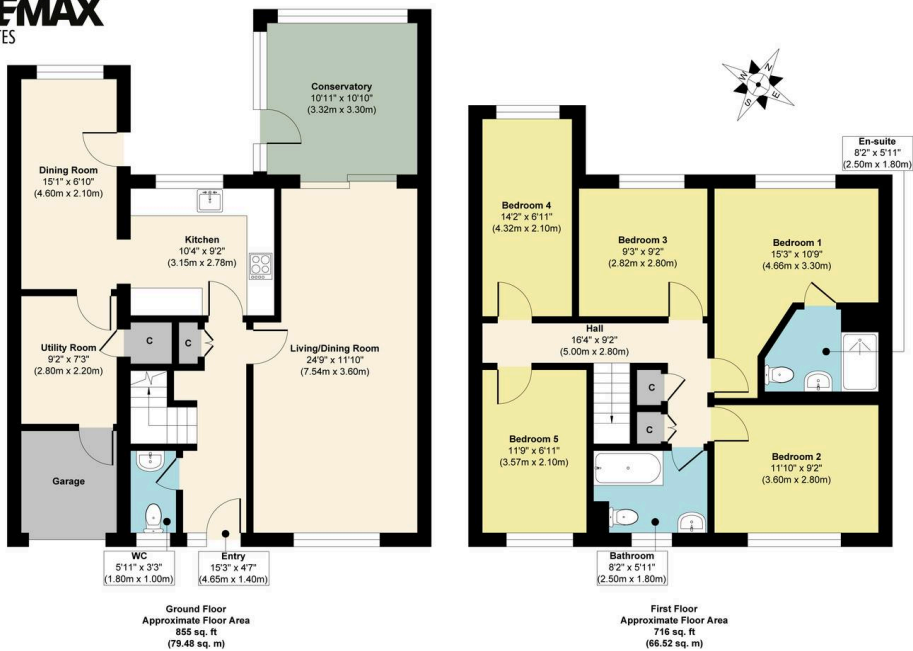
2 Parking Spaces

The property benefits from a private driveway to the front, providing off-street parking for two vehicles. The driveway is well maintained and offers convenient access to the integral garage. Positioned directly in front of the property, it ensures easy day-to-day parking and additional practicality for households with multiple vehicles or visiting guests.





27 Cairns Drive, Balerno, EH14 7HH



Approx. Gross Internal Floor Area 1571 sq. ft / 146.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive 2002/91/EC





RE/MAX Estates- Edinburgh

34 South Gyle Crescent, South Gyle - EH12 9EB

0131 278 0508/07864996889

edinburgh@remax-scotland.homes

www.remax-propertymarketingcentre2.net/

