

# 47/3 Bavelaw Road

BALERNO, EDINBURGH, EH14 7AA



*BEAUTIFULLY PRESENTED THREE-BEDROOM GROUND FLOOR FLAT*



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Situated on the ever-popular Bavelaw Road, this beautifully presented three-bedroom ground floor flat has been recently redecorated and is offered to the market in true walk-in condition – perfect for those seeking a stylish, move-in-ready home.

Accessed via its own front door, the property opens into a welcoming hallway leading to a bright and spacious open-plan kitchen/living area. A clever half-wall separation subtly defines the space, offering both connectivity and distinction between zones. The kitchen is well-equipped with an integrated fridge/freezer, electric hob and oven, and boasts generous countertop and cupboard space. The living area is flooded with natural light from large windows, one of which leads directly out to a private balcony.

## The Property





Down the corridor, you'll find three generously sized double bedrooms, each benefitting from built-in wardrobes and an abundance of natural light, offering comfortable and flexible accommodation.





**Bedroom 2**





**Bedroom 3**

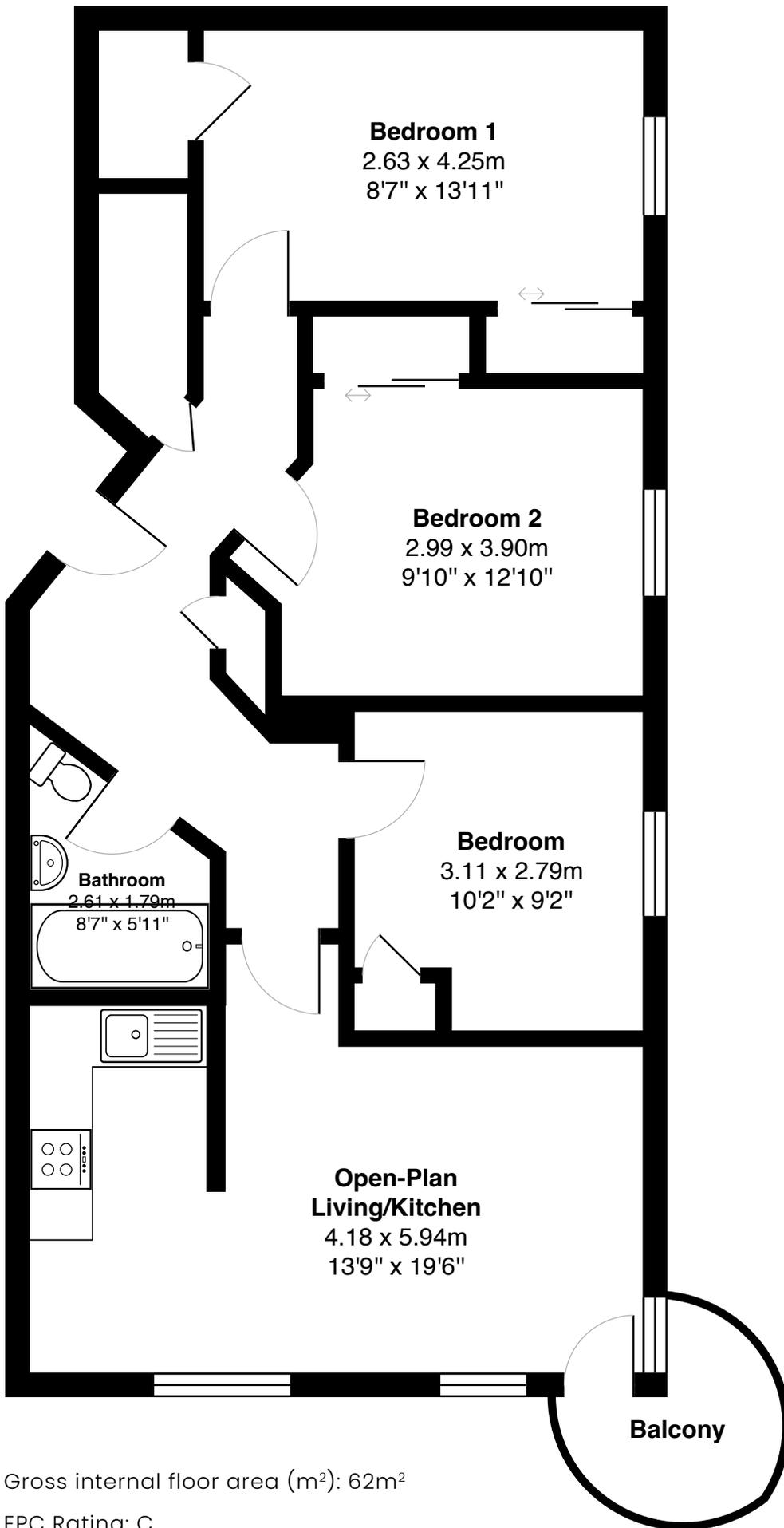




A sleek and functional three-piece bathroom suite completes the interior of this fantastic flat.







Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: C

Externally, the property is surrounded by well-maintained communal gardens, creating a peaceful and green setting. Residents' parking is also available, adding to the convenience of this lovely home.

Located in a desirable and well-connected area, this property offers an ideal opportunity for first-time buyers, families, or anyone looking to downsize without compromise. Viewing is highly recommended to appreciate the quality and space on offer.





Balerno is a charming suburban village located in the south-western outskirts of Edinburgh, Scotland. Nestled in the scenic Pentland Hills, it offers a peaceful, semi-rural atmosphere while remaining well-connected to the city. The area is known for its green spaces, including nearby parks and walking trails, making it popular with outdoor enthusiasts.

Balerno has a strong sense of community, with local shops, cafes, and a few historic landmarks, such as the old mill and the Water of Leith flowing through it. It retains a village-like feel despite its proximity to Edinburgh, offering a blend of countryside tranquillity and urban convenience. The area is also home to well-regarded schools, making it attractive to families. Overall, Balerno provides a relaxed yet accessible lifestyle just a short distance from the Scottish capital.

## The Location

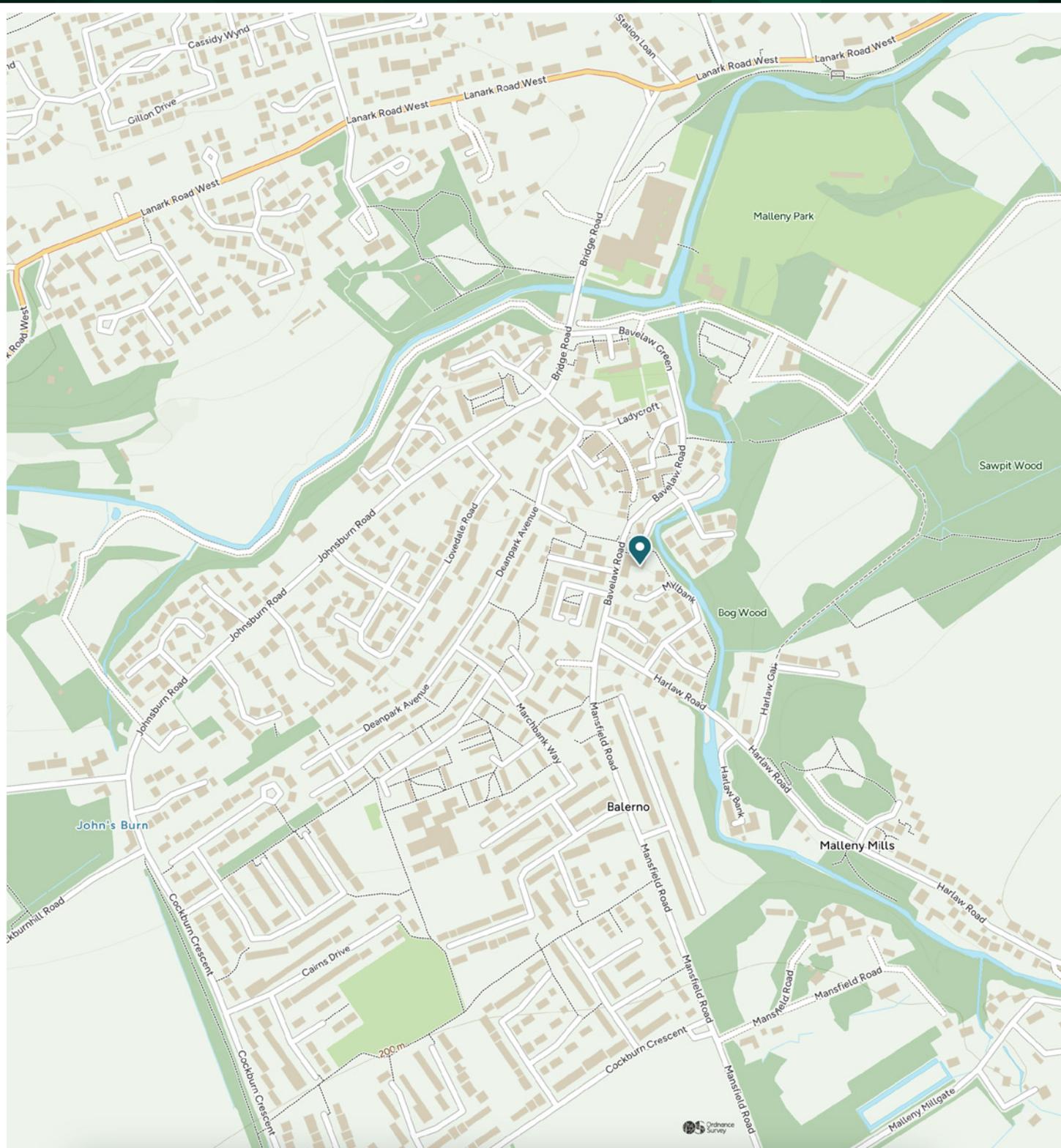


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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