



3 Boll O Bere Farm,
Lanark Road West,
Balerno
EH14 7JG



1



4



3



Steading
Conversion



accommodation

- Entrance hall
- Sitting room
- Kitchen / dining room
- Study / family room
- Master bedroom with en suite shower room
- Three further double bedrooms
- Bathroom
- WC

features

- Neutral decor
- Private gardens
- Residents parking
- Open views
- LPG heating & cooking
- Double glazing
- Rural location
- Communal courtyard garden
- Shed
- Attic

description

Rarely available corner terraced steading conversion in a semi-rural location, approximately a mile outside Balerno. Number 3 is a superb property in a small steading development converted to a high standard including wooden floors, oak doors and architraves and granite work surfaces. The access road is private to the development and there is ample parking to allow 2 vehicles per property. The property is served by LPG heating and cooking, and a septic tank is shared between the 5 properties. The accommodation comprises, on the ground floor, entrance hall with storage cupboard and WC, large sitting room, impressive kitchen / dining room with twin aspect and door to the rear courtyard and a home office / family room. On the upper floor there is a master bedroom with fitted wardrobes and en suite shower room, three further double bedrooms (two with fitted wardrobes) and a family bathroom with white 4 piece suite. Early viewing is highly recommended.



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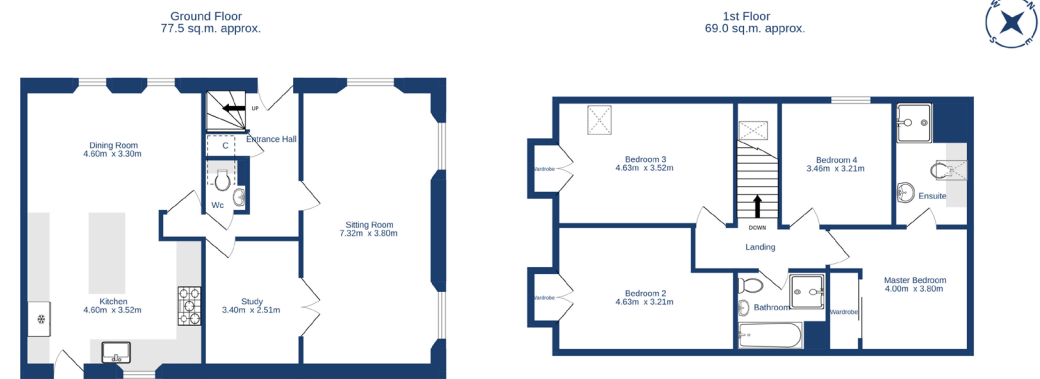


Home Report
Value: £490,000

Items to be included in the sale price:

Kitchen appliances (Rangemaster cooker, dishwasher, fridge/freezer, automatic washing machine) shutters, blinds and ceiling light fittings. NB. please note the dining area light fitting and chest freezer, ceiling lights in front room, coat hooks in hallway and vegetable pod in courtyard are specifically excluded from the sale price.





espc

espc CHARTERED FIRM

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TOTAL FLOOR AREA : 146.5 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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