



GILSON GRAY

LAW • PROPERTY • FINANCE

2 GIFFORD CRESCENT

Balerno, Edinburgh, EH14 7FH



GENEROUS DETACHED HOUSE

This extensive detached house forms part of a sought-after modern development in Balerno, with five bedrooms, two reception rooms, a desirable open-plan kitchen/dining/family room, three bathrooms (plus a WC), and a study, all enhanced by beautifully presented interiors and contemporary fixtures and fittings. Externally, the house is accompanied by generous gardens, a detached double garage, and a multi-car driveway.

The home's front door opens into an entrance porch flowing through to a welcoming hallway (with a WC), with the latter accompanied by built-in storage. Double doors on your right open into a living room, where the tasteful interiors are introduced with neutral décor, a contemporary accent wall, and a plush fitted carpet.

FEATURES

- Generous detached house
- Attractive modern development
- Entrance porch
- Hallway with WC and storage
- Elegant living room
- Open-plan kitchen/dining/family room
- Versatile dining room
- Useful study
- Five well-presented bedrooms
- One en-suite four-piece bathroom
- Additional en-suite shower room
- Four-piece family bathroom
- Large rear garden
- Detached double garage
- Multi-car driveway





OPEN-PLAN KITCHEN

Across the hall, you will find what is sure to be the heart of this family home: an open-plan kitchen, dining, and family room. Occupying a generous footprint, the room offers ample space for comfortable lounge seating, set next to fabulous bi-folding doors opening onto the rear garden – ideal for alfresco entertaining during the warmer months! The kitchen is fitted with a wealth of modern wood-styled cabinetry and spacious worktops. A central breakfast island with an attached fitted dining table offer the perfect space for family meals, morning coffee, and socialising while cooking. An adjoining fitted utility room (with external access) supplements the kitchen and provides a discrete space for laundry. A study is also connected to the kitchen and offers a quiet space for working or studying from home, whilst a dining room (with excellent built-in storage) completes the ground floor.



FIVE WELL- PRESENTED BEDROOMS

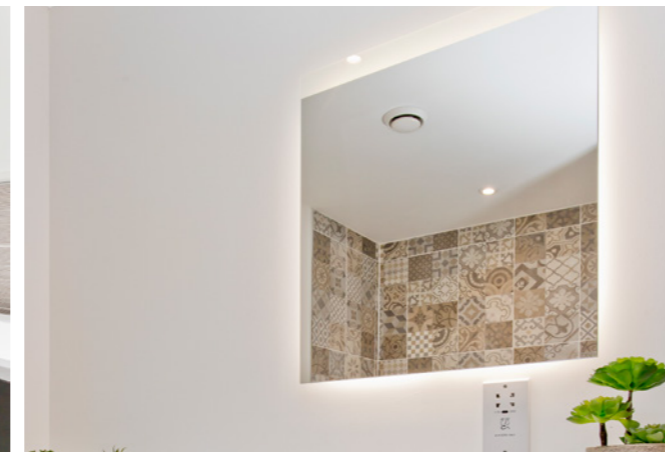
On the first floor, an airy landing (with storage) leads to the home's five bedrooms and a family bathroom. The bedrooms are presented with neutral décor, accent wallpaper, and fitted carpets, and all five are accompanied by built-in storage. The principal and second largest bedrooms are supplemented by their own contemporary en-suites, with the former boasting a four-piece bathroom with a shower enclosure, a bathtub, a basin set into storage, and a WC. The family bathroom enjoys stylish tiling and comprises a bathtub, a separate large shower enclosure, a WC-suite, and vanity storage.

Externally, owing to the home's generous corner plot, it enjoys large gardens. Notably, the rear garden enjoys lovely sunshine and includes a lawn, a spacious patio for outdoor seating, and a delightful summerhouse with power and lighting. Excellent private parking is provided by a detached double garage and a multi-car driveway.

Extras: Kitchen appliances comprising an integrated oven and combination microwave oven, an induction hob, an extractor hood, a full-size fridge, and a full-size freezer. A freestanding washing machine and dryer are also included. Please note, no warranties or guarantees shall be provided for the appliances.



"...THE FAMILY BATHROOM ENJOYS STYLISH TILING AND COMPRISES A BATHTUB, A SEPARATE LARGE SHOWER ENCLOSURE, A WC-SUITE, AND VANITY STORAGE..."





BALERNO, EDINBURGH

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs, a bank and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

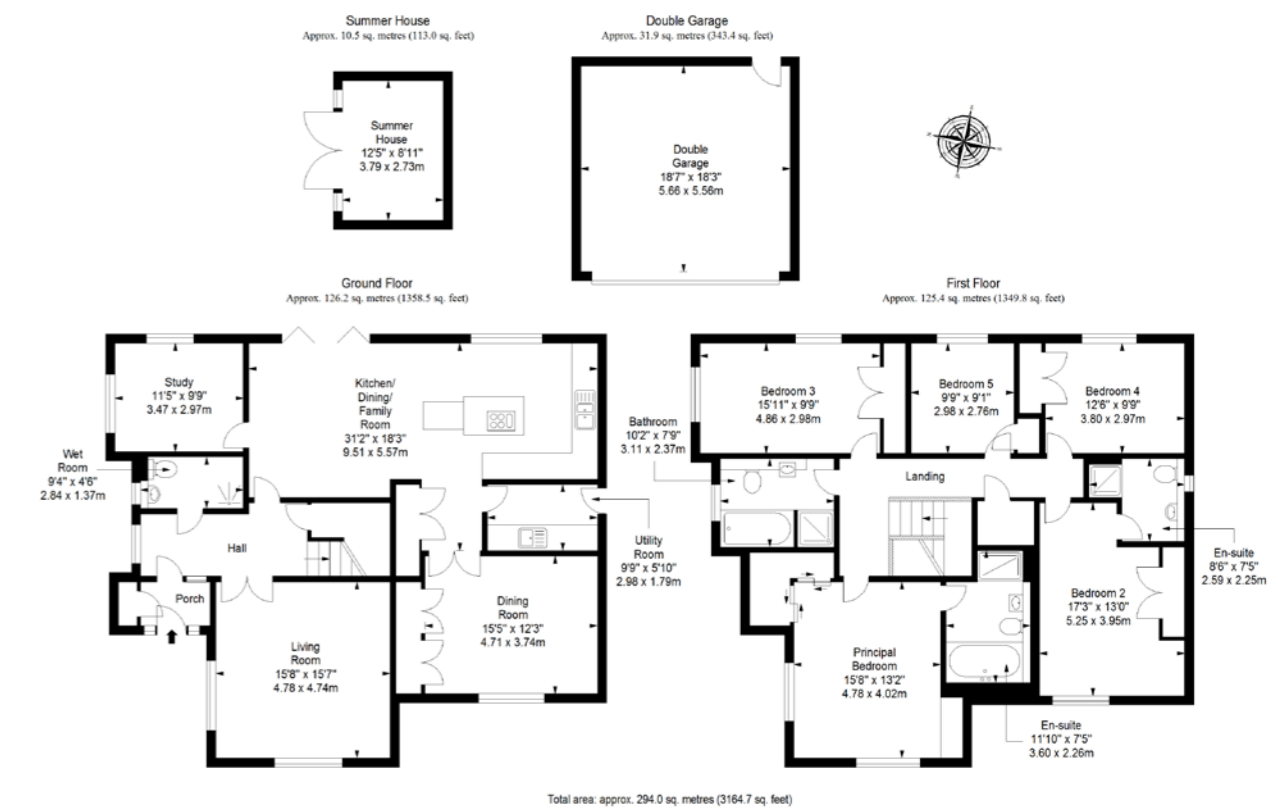


EPC
RATING: **B**

COUNCIL
TAX BAND: **H**

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



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