



GILSON GRAY

LAW • PROPERTY • FINANCE

1 HARLAW MARCH

Balerno, Edinburgh, EH14 7BJ



This four/five-bedroom, three-bathroom semi-detached family home forms part of a quiet cul-de-sac within an established development bordering farmland and adjacent to woodland in desirable Balerno. The home boasts a wealth of living space, including a fabulous open-plan area with bi-folding doors, and is beautifully presented with contemporary interiors and tasteful, modern décor. As well as lying close to beautiful outdoor spaces, the home benefits from close proximity to amenities and transport links, in addition to being within easy reach of the city centre.

Extras: Integrated kitchen appliances comprising an oven, combination microwave, two warming drawers, coffee machine, induction hob, extractor hood, boiling water tap, and dishwasher (as well as a freestanding fridge) will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Semi-detached extended family home in Balerno
- Beautifully presented, contemporary interiors
- Welcoming entrance hall with built-in storage
- Fabulous open-plan kitchen, living, and dining room with bi-folding doors onto garden
- Versatile, south-facing family room/fifth bedroom
- Principal bedroom with built-in wardrobe and en-suite shower room
- Three further double bedrooms with built-in storage
- Bathroom and separate shower room
- Well-maintained, well-sized rear garden and leafy front garden
- Private single garage and access to unrestricted on-street parking







"THIS FOUR/FIVE-BEDROOM SEMI-DETACHED HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT AND PROVIDES FLEXIBLE ACCOMMODATION."





EPC RATING:



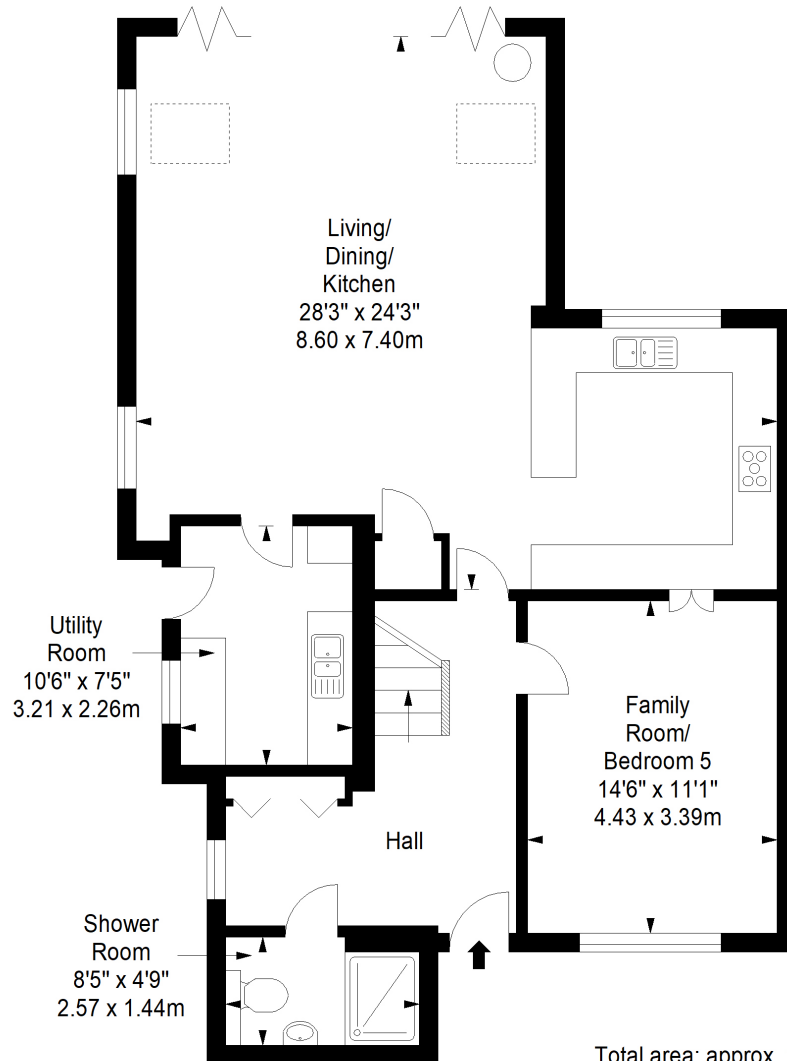
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

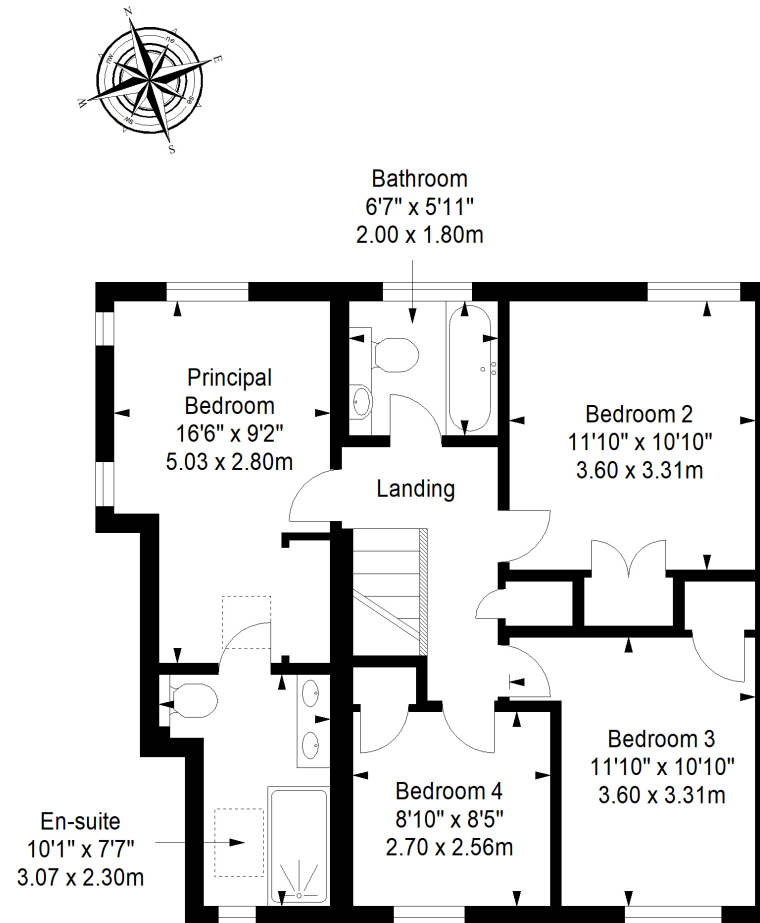
Ground Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 155.6 sq. metres (1674.9 sq. feet)



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