



21 Crosswood Crescent

Balerno, EH14 7LX



4



3



2



172sqm

EPC

D

AS Anderson
Strathern

21 Crosswood Crescent

Balerno, EH14 7LX

Set within generous private gardens, this substantial detached house has been significantly extended to create an exceptionally spacious family home of approximately 172sqm. Occupying a generous plot within a well-established residential setting, the property offers flexible accommodation, excellent storage, and a layout well-suited to modern family living.

The accommodation is centred around a welcoming entrance hall and includes an impressive sitting room of excellent proportions, enhanced by a wood-burning stove, large windows, and patio doors overlooking the rear garden, which draw in plentiful natural light. A separate living room provides further reception space, creating an ideal setting for everyday family life and entertaining. The dining room offers a useful intermediate space between the principal reception rooms and kitchen, while also lending itself to a variety of alternative uses depending on individual requirements.

The breakfasting kitchen is well-equipped with an extensive range of units and ample space for informal dining, complemented by a separate utility room. A study provides excellent flexibility, and a contemporary WC completes the ground floor accommodation.

Upstairs, the principal bedroom benefits from fitted wardrobes and a superb en suite bathroom featuring both a bath and separate shower enclosure, as well as access into the eaves for storage. There are three further bedrooms, all with built-in wardrobes, and a modern shower room, providing comfortable accommodation for larger families and visiting guests.

The rear garden is a particularly attractive feature, offering a high degree of privacy, a generous lawn, mature planting, a pergola-covered seating area, and a timber shed. The property further benefits from a private driveway, an integral garage, gas central heating, double glazing, and a storage attic.

Beautifully maintained throughout, this is a rare opportunity to acquire a versatile and substantial family home in a highly sought-after setting.

Property features

- Detached family home
- Two sitting rooms
- Four double bedrooms
- Wood-burning stove
- Generous private gardens
- Study
- Utility room
- Integral garage
- Private driveway
- Gas central heating
- Double glazing
- Excellent storage







Location

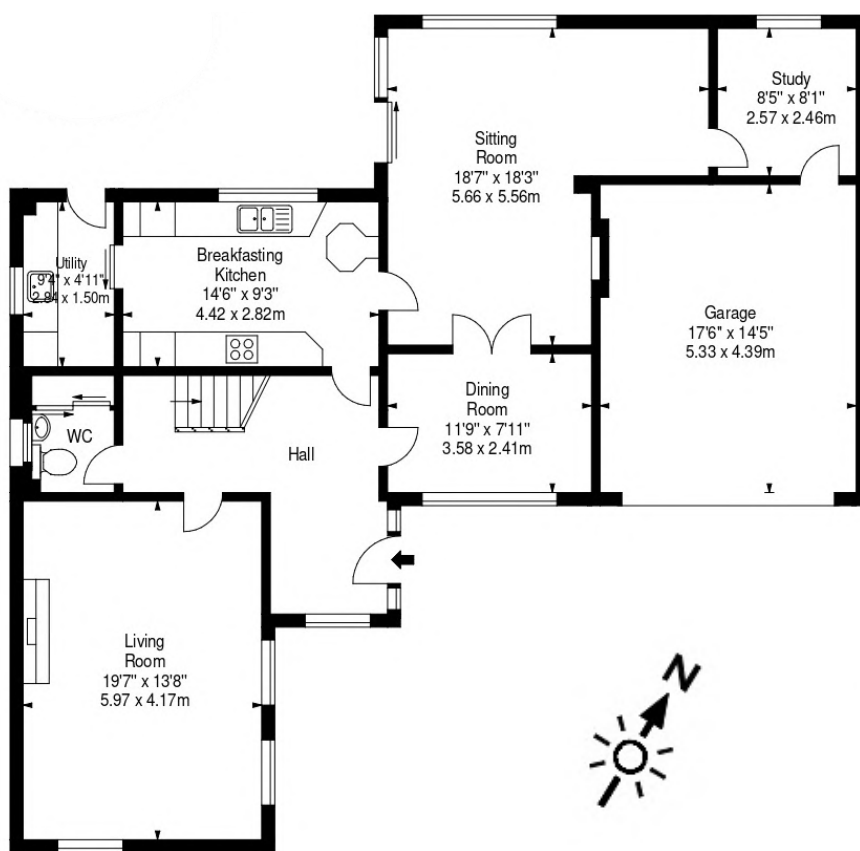
Balerno is a popular and quiet semi-rural residential area, situated a few miles south-west of the city centre. Walking and cycle paths and a regular bus service take you easily into the city centre, and from Curriehill or Edinburgh Park railway stations you can access trains to Edinburgh, Glasgow, Stirling, and beyond. Balerno has excellent local shopping facilities and restaurants, while medical services are found in nearby Currie. Longstone, Slateford, the Gyle, and Livingston offer a wide range of superstores, all with ample parking. Glasgow lies one hour away and there is easy access to the Edinburgh city bypass and all major trunk routes, as well as Edinburgh International Airport and the Queensferry crossing.



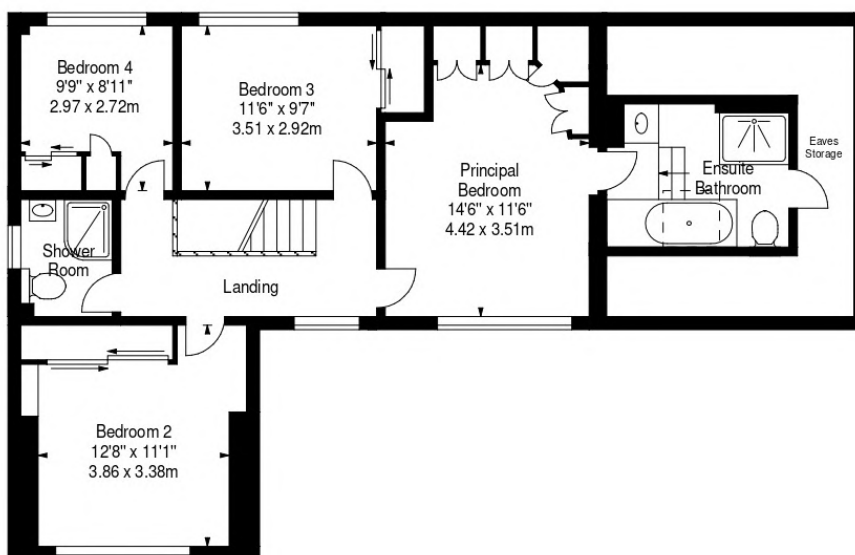








Ground Floor



First Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The gas fireplace within the living room is not in working order and the supply is due to be capped..

Council Tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk