



# 8 BURNSIDE PARK

Balerno, Edinburgh, EH14 7LY



2

Public Room



4

Bedrooms



3

Bathroom

## 8 BURNSIDE PARK

Welcome to a large four-bedroom detached house in the exclusive village of Balerno, offering generous, light-filled accommodation which is attractively presented throughout. This executive home offers two reception areas, as well as a suntrap conservatory, a well-appointed kitchen and breakfast room, and a quality en-suite, family bathroom, and WC. It also boasts private parking for three cars and a lovely rear garden with a south-facing aspect.

Stepping inside, you are first greeted by a welcoming vestibule and hall that are both equipped with storage. The hall also provides a WC before leading left into the living/dining room. Here, a spacious footprint is bathed in natural light from an oversized window. Soft décor and a wood-toned floor create an elegant environment, while a handsome fireplace forms the focal point for arranging sofas. Glazed doors slide open from here to the neighbouring dining room, which allows the two spaces to be used together for entertaining dinner parties. There is also an adjacent conservatory which captures an abundance of sun thanks to a south-facing aspect.

Meanwhile, the kitchen features a generous array of wood-toned cabinets and matching worktops, complemented by white splashback tiles. It flows seamlessly into an adjacent breakfast room, providing ample space for morning coffee and socialising while cooking. A separate utility room provides further storage and workspace.

The four bedrooms are on the first floor, extending off a bright landing with an airing cupboard. The principal suite is a spacious double with generous fitted wardrobe storage and a tiled en-suite shower room. The second bedroom is also a double, whilst bedrooms three and four provide homeowners with the flexible space needed for growing families, whether used as bedrooms or creatively such as a play area, study, or office. Finishing the accommodation is a three-piece family bathroom with an overhead shower.

Externally, the home has a neat front garden set beside a tandem driveway which leads to an integrated single garage. There is also a fully-enclosed, south-facing rear garden which is tiered into two sections: a patio area and a generous lawned area with mature plants and a timber deck.



**C**  
EPC  
RATING

**G**  
COUNCIL  
TAX BAND

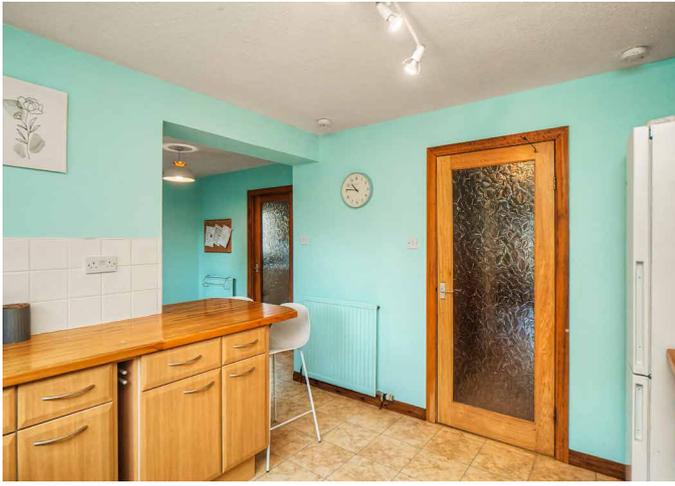
**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A large executive detached house in exclusive Balerno
- Vestibule and hall with storage and a WC
- Spacious living room with a focal-point fireplace
- Dining room for seated family meals
- Suntrap conservatory with south-facing aspect
- Well-appointed kitchen with breakfast room
- Separate utility room with access to outside
- Naturally-lit landing with an airing cupboard
- Principal suite with generous fitted wardrobes
- Three additional bedrooms (one with storage)
- Tiled three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Well-maintained front garden with a lawn
- Generous rear garden with south-facing aspect
- Tandem driveway and an integrated garage







Extras: integrated appliances (double oven and gas hob), a freestanding fridge/freezer, and a dishwasher to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.











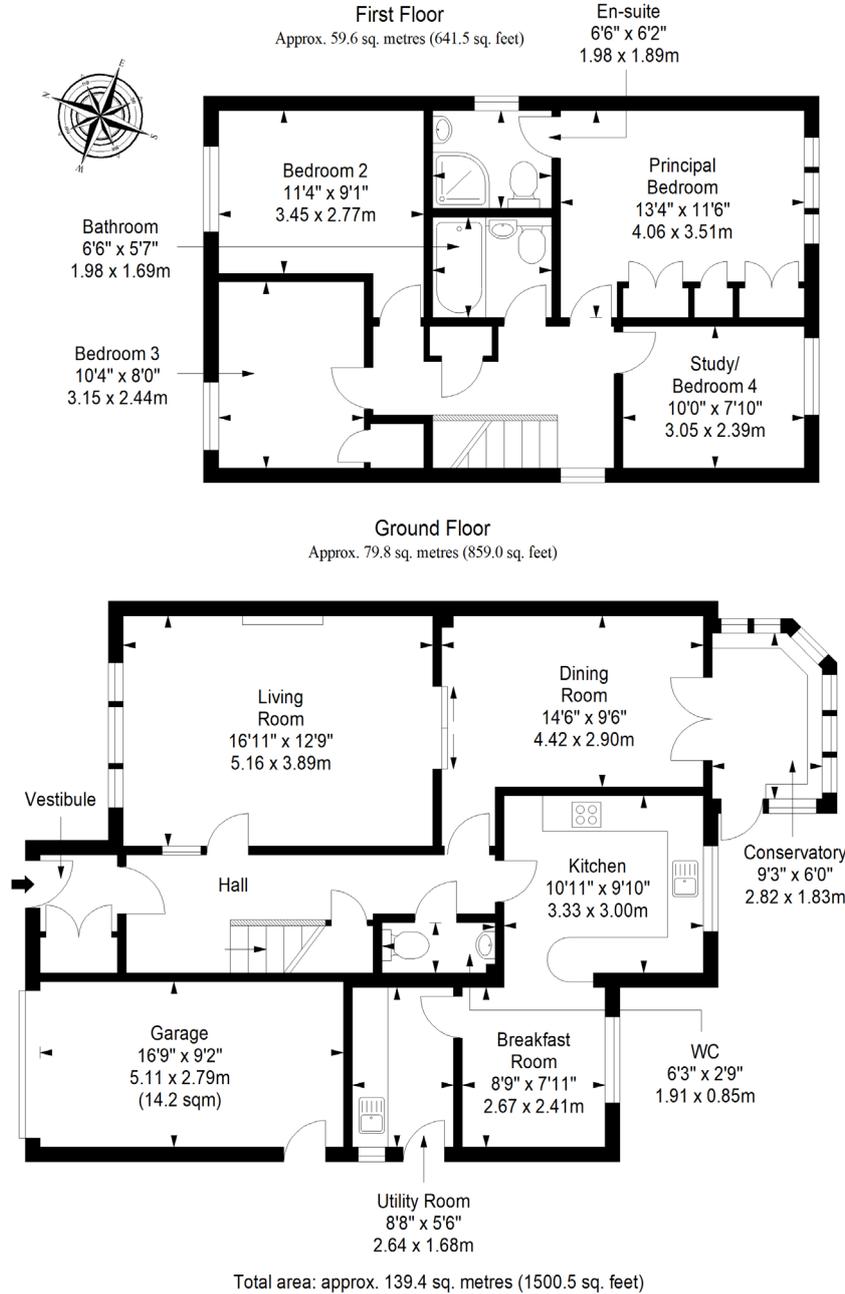




## BALERNO, EDINBURGH

Nestled between the Pentland Hills and the 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 mini supermarkets, restaurants, traditional pubs, 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.

# FLOORPLAN



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