



10 Gifford Crescent
BALERNO | EDINBURGH | EH14 7FH


warners
solicitors & estate agents





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Stunning and spacious five-bedroom detached family home, occupying a generous corner plot within a highly sought-after Cala development in Balerno. Enjoying wrap-around private gardens, open views towards the iconic Forth Bridges and exceptional open-plan living, this impressive home offers beautifully balanced accommodation ideally suited to modern family life. Arranged over two levels, the property has been thoughtfully designed to provide flexible living spaces, well-proportioned bedrooms and excellent storage throughout, creating an ideal family home.

The welcoming entrance hallway leads into a bright and elegant living room, where French doors open directly onto the rear patio, creating a wonderful connection with the garden. The outstanding open-plan kitchen, dining and family room forms the heart of the home, featuring a central island, extensive worktop space and ample room for dining and relaxing. Large bi-fold doors flood the space with natural light and open onto the rear garden, with views towards the Forth Bridges. A separate utility room provides additional storage and laundry facilities, with internal access to the substantial integral double garage. Currently arranged as a gym and games room, while retaining excellent storage, this versatile space could be adapted to suit a variety of needs. Two generous storage cupboards and a spacious WC complete the ground floor accommodation.

The upper level offers five well-proportioned bedrooms, including an impressive dual-aspect principal suite with extensive built-in wardrobes and a stylish en-suite shower room. Bedroom two also benefits from an en-suite, while bedrooms three, four and five are all generous bedrooms served by a contemporary family bathroom with vanity unit, deep bath and separate shower enclosure.

Further benefits include gas central heating, double glazing and excellent storage throughout. Externally, the wrap-around gardens make excellent use of the generous corner plot, offering privacy and an open aspect. Mature planting, lawned areas, sunny patio spaces and a garden shed providing additional outdoor storage create a wonderful space ideal for entertaining, relaxing and family enjoyment. Combining generous proportions, flexible accommodation and a highly desirable Balerno location, this is an outstanding family home offering space, privacy and exceptional quality both inside and out.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Stunning detached villa ideally situated on a generous corner plot
 - Spacious and bright, offering well-balanced, flexible family accommodation
 - Exceptional open-plan kitchen/dining/family room with direct access to the large rear garden
 - Utility room
 - Separate formal living room
 - Family bathroom plus ground floor WC
 - Five bedrooms
 - Two en-suite shower rooms
 - Excellent built-in storage throughout
 - Large integral garage/gym
 - Gas central heating and double glazing
 - Wrap-around gardens
 - Enclosed rear garden with sunny patio areas, shed, lawn and mature shrubs and trees
- Energy rating B,
Council tax band G.
Factor Fee payable to Ross & Liddell factor fee for maintaining development communal area approx. £180 per year.
- All fittings, fixtures, integrated kitchen appliances, fitted blinds, fitted lights and garden shed will be included in the sale.



Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local amenities within the village include convenience stores, restaurants, pubs, takeaways, a farmers' market, a community hall and church, contributing to the strong village-style community. Balerno prides itself on the number of local clubs and associations for children and adults. Schooling is well catered for with Dean Park Primary School and Balerno High School both highly regarded. For the commuter, Curriehill Railway Station provides convenient rail links into Edinburgh and Glasgow, while regular bus services, the Edinburgh City Bypass, main motorway networks, The Gyle Shopping Centre and Edinburgh Airport are all easily reached. The area offers excellent walking and cycling opportunities, including the Water of Leith walkway and scenic routes around Harlaw Reservoir. Dalmahoy Country Club is only a short drive away and is best known for its leisure facilities and championship golf course.





