



GARDEN STIRLING BURNET

24 ANDREW BALFOUR GROVE

Newcraighall | Edinburgh | EH21 8RD





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ENJOYING a peaceful residential setting

in the well-connected suburb of Newcraighall, this modern four-bedroom detached house is perfectly designed for busy family living, complete with a choice of bath and shower rooms, generous living space including an impressive open-plan kitchen/family/dining room opening onto an enclosed easy-care garden, and excellent private parking with a driveway and double garage.



24 Andrew Balfour Grove



Welcome to 24 Andrew Balfour Grove

STYLISH FOUR-BEDROOM DETACHED FAMILY HOME

Situated less than five miles from the heart of the capital, the property is well placed for easy access to local bus and rail links, well-regarded schools, and excellent shopping at neighbouring Fort Kinnaird Retail Park and the East Lothian coastal town of Musselburgh.

GENERAL FEATURES

- Peaceful residential setting in well-connected Newcraighall
- Less than five miles from central Edinburgh, with convenient bus and rail links
- Stylish modern detached family home
- Beautifully presented interiors in a subtle contemporary palette
- Easy access to Fort Kinnaird Retail Park, local schools, and the East Lothian coast
- EPC Rating - B

ACCOMMODATION FEATURES

- Entrance hall with storage and a WC cloakroom
- Living room with a large window and flexible footprint
- Impressive open-plan kitchen/family/dining room with French doors to the garden
- Stylish integrated kitchen and an openly adjoining utility room with external access
- Versatile ground-floor study/play room/occasional bedroom
- Principal double bedroom with mirrored fitted wardrobe and en-suite shower room
- Three further double bedrooms, two garden-facing
- Bright first-floor family bathroom with a bath and overhead shower
- Gas central heating and double glazing

EXTERNAL FEATURES

- Neat front lawn and an enclosed west-facing rear garden
- Generous rear lawn, inviting seating areas, and aleafy outlook
- Private driveway and detached double garage



PROPERTY NAME

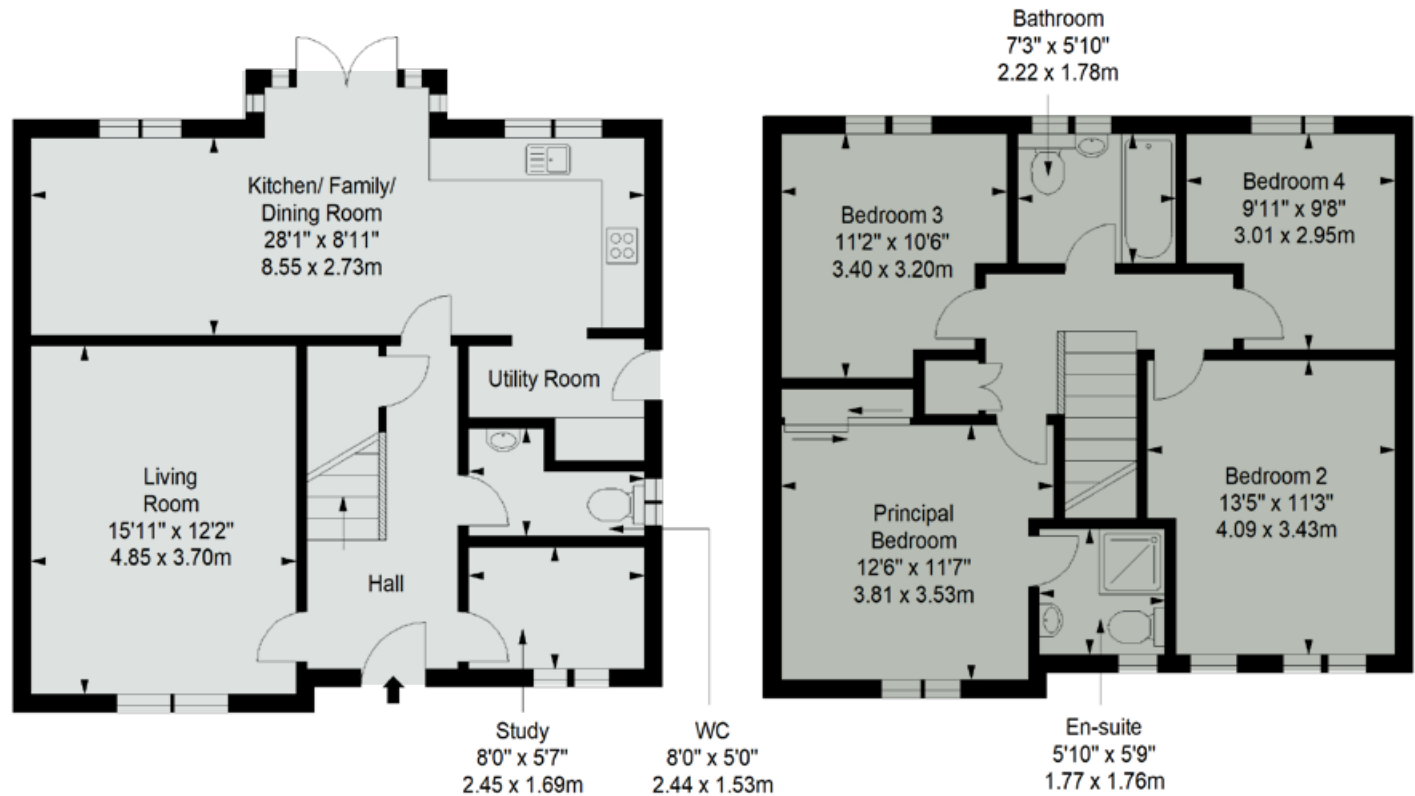
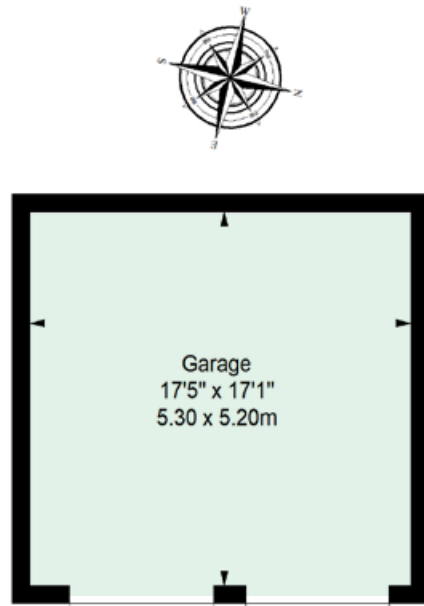
24 Andrew Balfour Grove

LOCATION

Newcraighall, EH21 8RD

APPROXIMATE TOTAL AREA:

129.4 sq. metres (1392.9 sq. feet)



The floorplan is for illustrative purposes.
All sizes are approximate.



The **ENTRANCE**



The interiors are instantly inviting as you step into the hall, featuring understairs storage, a bright WC cloakroom, comfortably carpeted stairs, and large-format glossy cream floor tiles that continue throughout the ground floor, creating a cohesive and easy-care finish.

LIGHT-FILLED

living room and separate study

In the living room, a generous window fills the space with natural light, while crisp white décor and glossy tiled flooring enhance its bright contemporary feel. The well-proportioned footprint allows plenty of flexibility for different furniture arrangements.



ADDITIONALLY,

a bright ground-floor study provides a quiet space for home working and could also serve as a family den, playroom, or occasional bedroom.





DINING KITCHEN

connected to the garden

Spanning the full rear elevation, with French doors opening onto the garden, the kitchen is open plan to generous dining and family areas, creating a fabulous space for everyday family life and socialising with guests.

The stylish oak-toned kitchen features extensive cabinetry with integrated plinth lighting, spacious work surfaces, and glossy subway tiling. Sleek integrated appliances include a dishwasher, wall oven and microwave, and gas hob with a chimney-style hood.

"...extensive cabinetry with integrated plinth lighting, spacious work surfaces, and glossy subway tiling."





IMPRESSIVE

open-plan kitchen/family/dining room

An openly adjoining utility room is appointed in a coordinating style and houses an American-style fridge freezer, freestanding washing machine, and tumble dryer, as well as providing handy external access.

Extras: All fitted flooring, window coverings, standard light fixtures, and integrated/freestanding appliances are included in the sale. Fridge freezer available by separate negotiation.



The principal suite is located on the first floor, along with the other bedrooms, all reached from a central landing with built-in storage, loft access, and soft grey carpeting continuing throughout.

The principal bedroom enjoys the luxury and convenience of a large mirrored fitted wardrobe, alongside a bright, neutrally styled en-suite shower room featuring vanity storage and a heated towel rail.



SUMPTUOUS

and luxurious principal suite

ADDITIONAL

bedrooms for family and guests





Spacious proportions and flexibility



The remaining three bedrooms are all doubles, with two benefiting from a private rear outlook over the garden. Their spacious proportions offer excellent flexibility for family members and guests, with one currently arranged as a home office.

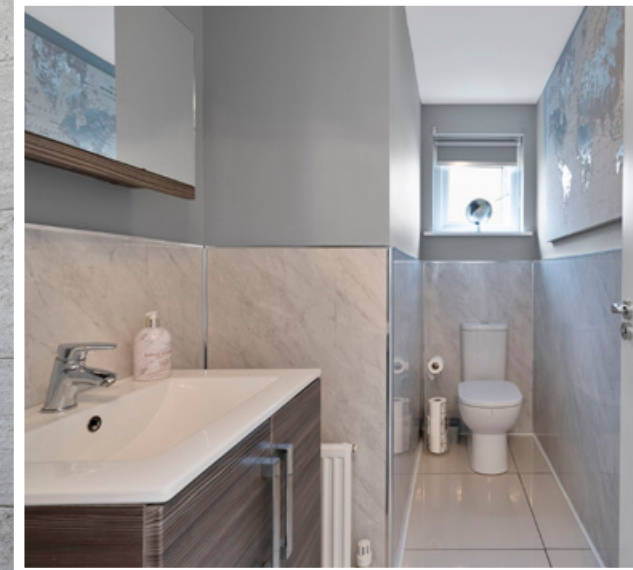


Bright and
stylishly tiled

BATHROOM



In addition to the downstairs WC and en-suite shower room, a first-floor bathroom provides extra everyday convenience. Bright and stylishly tiled, it features useful vanity storage and a bath with a contemporary shower overhead, distinguished by a broad rectangular head and sculptural curved chrome riser.





A garden for outdoor living

ATTRACTIVE, SECURE SPACE FOR RELAXATION



Bordered by mature greenery and enclosed by fencing and a paved terrace



The west-facing rear garden is an attractive, secure space for relaxation, children's play, and summer entertaining. A generous lawn is complemented by a paved terrace, a secluded corner deck, and a larger raised deck providing ample space for outdoor dining and lounging. A further neat lawn attractively fronts the property.

A driveway and detached double garage provide ample private parking and valuable additional storage.

Factor: The factor is managed by James Gibb at £11 per month.



Just a few
minutes'
drive from
the beautiful
East Lothian
coastline

NEWCRAIGHALL

Lying five miles southeast of Edinburgh city centre, the popular suburb of Newcraighall enjoys all the benefits of city living, yet is just minutes' drive from the beautiful East Lothian coastline. Its ideal position adjacent to the A1 ensures outstanding links to Edinburgh City Bypass and into the city centre. These are supplemented by excellent public transport services, including regular train services from Newcraighall to Edinburgh Waverley in less than ten minutes. Residents of Newcraighall have unrivalled local amenities right on their doorstep, including Fort Kinnaird Retail Park, which is home to major retail outlets, family restaurants, and a multi-screen cinema. There is also an ASDA superstore and

petrol station just a short drive away. Highly conducive to an active lifestyle, Newcraighall is handy for excellent sport and fitness facilities, particularly at Jack Kane Sports Centre, which boasts a state-of-the-art gym, studio classes and vast outdoor sports pitches. Sandy beaches at Portobello and Musselburgh are within easy reach, not to mention several prestigious golf courses in Edinburgh and East Lothian. The property falls within the catchment area of excellent state schools, while independent schooling is available at Loretto School in nearby Musselburgh.





GARDEN STIRLING BURNET

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.