



3 Horsburgh Grove, Balemno, City of Edinburgh, EH14 7BU

Tastefully Presented and Exceptionally Spacious, Five-Bedroom, Detached House

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Property Description

Tastefully presented and exceptionally spacious, five-bedroom, detached house, with gardens and a driveway. Set on a generous plot, located in the desirable Balerno area, southwest of Edinburgh city centre.

Comprises a porch, hall, living room, dining room, kitchen, five bedrooms, family bathroom and a ground-floor WC.

This rarely available property is located in a sought-after area, with good schooling and excellent commuting links. Highlights include generous and flexible room sizes, fitted kitchen and bathroom suites and good storage, including a loft. In addition, there is double glazing, HIVE gas central heating, a gas fireplace in the living room and multiple TV points.

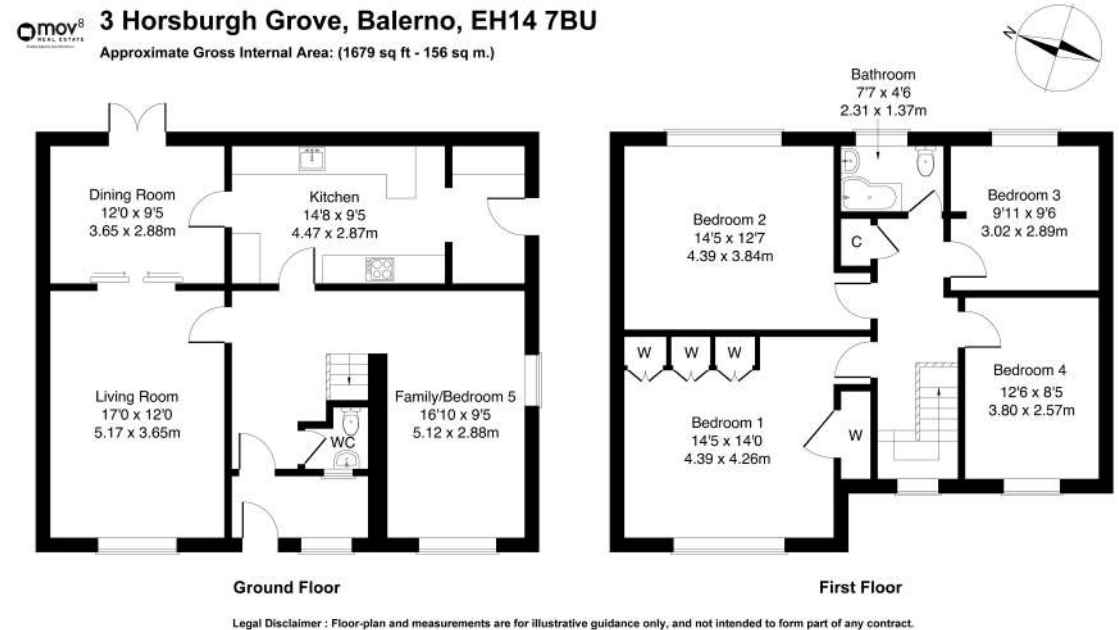
There is a lawn and a multi-vehicle driveway to the front, whilst an enclosed rear garden includes a lawn and decked patios.

A bright entrance porch, with space for outerwear, opens into a welcoming entrance hall, with a WC, finished with light, neutral decor and floor tiles. On the left, a front-facing living room includes a feature fireplace and enjoys plenty of natural light from a wide, southwest-facing window. A generous floorplan is available for freestanding furniture and the well-presented reception room opens into a dining room, via sliding doors. Opening onto a decked terrace, via glazed doors, the dining room also leads into a kitchen which also opens onto the garden and enjoys separate access from the hall. The kitchen is fitted with modern, wood-effect units and dark, stone-effect worktops, whilst appliances include an integrated, eye-level double oven, a gas hob, a stainless-steel canopy, a dishwasher and a freestanding fridge/freezer, with plumbing and space available for a washing machine. Completing the ground floor, and currently arranged as a family room, a bedroom offers great versatility and options for use.

Upstairs, the four remaining bedrooms also offer good-sized, versatile spaces, with the generously proportioned main bedroom further benefiting from built-in wardrobe storage.

Completing the accommodation, a family bathroom comprises a white, three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and panel splash walls.

N.B. The leather sofa in the living room and the wall-mounted television in the ground-floor bedroom are available by separate negotiation



Area Description

Balerno is a sought-after residential village, some eight miles south-west of the city centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport. The thriving community supports a range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary

and high schools. There are supermarkets at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone. Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens, with golf courses at Dalmahoy and Baberton.





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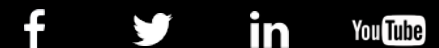
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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