



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**11 BALLANTYNE PLACE**

Balerno, Edinburgh, EH14 7FF






## MODERN SEMI-DETACHED HOUSE

Set on the rural fringes of exclusive Balerno, this modern, three-bedroom, semi-detached house forms part of a sought-after development. The property is brought to market in move-in condition, featuring light interior design and quality fixtures and fittings, and it is flanked by well-tended gardens. It also has a private driveway, and offers a desirable setting for families, close to open countryside yet still within easy commuting distance of Edinburgh

Inside, a naturally-lit vestibule welcomes you in, providing a convenient WC before heading through to the living room. Here, a neutral backdrop is paired with an easy-upkeep floor for a minimalist-inspired aesthetic that is easy to style. It has a southeast-facing window for lots of natural light, and is finished with under-stair storage for keeping regularly used household items to hand. Next door, the kitchen/dining room is bright and airy, coming equipped with modern cabinets and worksurface space. It has room for a table and chairs and expands further out, via French doors, onto the garden's patio – perfect for summer entertaining. From the living area, a staircase leads up to the three double bedrooms, which extend off the first-floor landing. Each room is presented with light décor and a fitted carpet, creating a comfortable environment. In addition, the principal and second bedrooms both feature built-in wardrobes. A modern three-piece bathroom completes the accommodation. It is comprised of a half-pedestal washbasin, a hidden-cistern toilet, and a bath with a shower over.

Outside, there are well-kept gardens to the front and fully-enclosed rear, the latter proving ideal for families, enjoying a neat lawn and a patio for summer dining. A front driveway provides off-street parking.

Extras: integrated kitchen appliances and a small garden shed to be included in the sale. The large shed is new and available by negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



### FEATURES

- Modern semi-detached house
- Presented in move-in condition
- Sought-after development
- Desirable setting in Balerno
- Quality fixtures & fittings
- Light interior design throughout
- Bright vestibule with a WC
- Southeast-facing living room
- Modern kitchen/dining room
- Three double bedrooms
- Modern three-piece bathroom
- Well-kept private gardens
- Private driveway





EPC RATING:

C

COUNCIL TAX BAND:

E

## VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## BORDERS

01890 880 008

## BALERNO, EDINBURGH

Nestled between the Pentland Hills and 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 a post office, mini supermarkets, restaurants, traditional pubs, a bank 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.

