



GILSON GRAY

LAW • PROPERTY • FINANCE

9 HIGHLEA GROVE, BALERNO

Midlothian, EH14 7HQ



Enjoying a peaceful cul-de-sac setting in sought-after Balerno, close to schools (Dean Park Primary School and Balerno High School), Balerno Village, and adjacent to parkland, this desirable four-bedroom detached house promises a sizeable family home accompanied by a south-facing garden, a private driveway, and an integral single garage. The spacious and versatile interiors include multiple reception areas with a social adjoining layout, a breakfasting kitchen with a utility room, a family bathroom, an en-suite shower room, and a ground-floor WC.

Extras: All fitted floor coverings, window coverings, light fittings, and appliances including a washing machine and dryer (housed in the utility room) are included in the sale.



FEATURES

- Leafy setting in desirable village
- Detached house with versatile interiors
- Entrance porch
- Hall with good storage & WC
- Living room with living-flame fire
- Formal dining room
- South-facing conservatory
- Breakfasting kitchen with utility room
- Principal bedroom with storage & en-suite shower room
- Three further double bedrooms
- Family bathroom with shower-over-bath
- Delightful mature gardens, south-facing to the rear
- Private driveway
- Integral single garage
- GCH, DG, and solar panels
- EPC rating - D
- Council Tax Band - G





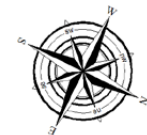
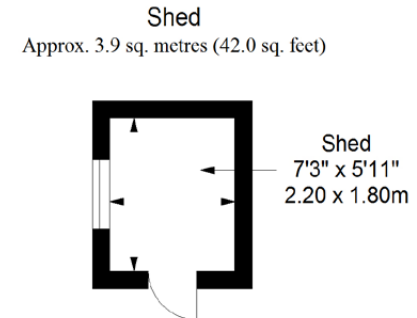
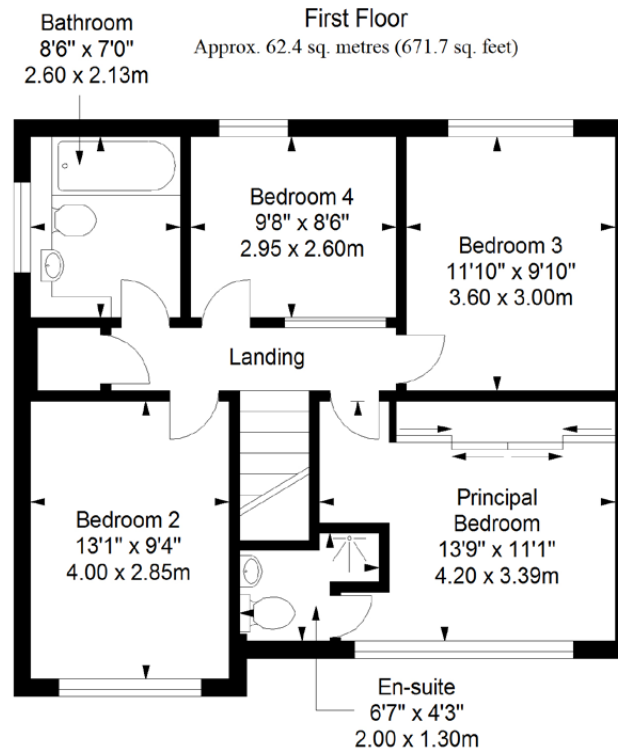
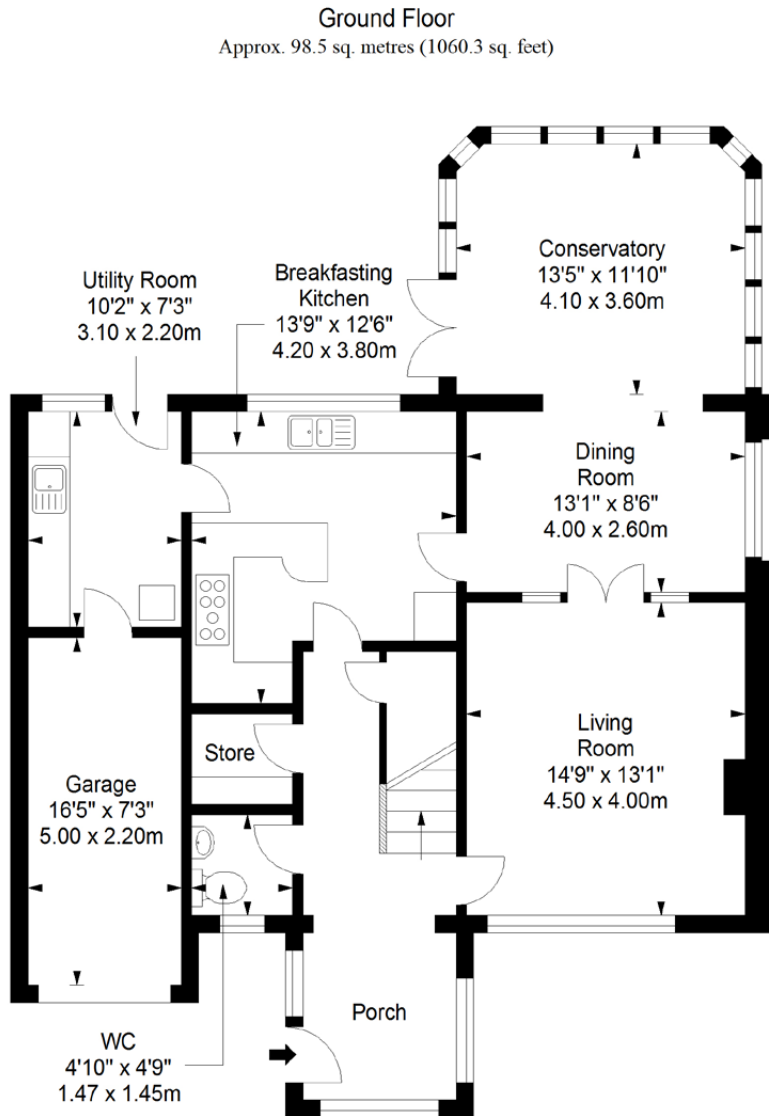


"SOUGHT-AFTER FOUR-BEDROOM DETACHED HOUSE WITH MULTIPLE RECEPTION AREAS, SET NEXT TO PARKLAND IN BALERNO"





FLOORPLAN



Total area: approx. 164.8 sq. metres (1774.0 sq. feet)



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BORDERS

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