

2 Horsburgh Grove

BALERNO, EDINBURGH, EH14 7BU



*This magnificent four-bedroom detached house
has been extensively renovated and extended*



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McEwan Fraser is delighted to present this magnificent four-bedroom detached house to the market. The property has been extensively renovated and extended by the current owners and the house is presented to the market in immaculate condition. Changes have included a full-width kitchen extension, custom-designed central heating system, a fully landscaped rear garden, a well-thought-out internal rework, and a full external overhaul. The property sits on a generous corner plot with a large west-facing rear that gets the summer sun long into the evening. Externally there is also a large multi-car driveway, EV charging point, further parking space to the rear, and a garage.

THE KITCHEN/LIVING /DINING ROOM



The accommodation is focused on the stunning rear extension which contains a 45m² kitchen/dining/living room. The huge amount of space on offer will give new owners endless flexibility to create their ideal entertaining or family space. There is an integrated screen and a Sony projector which allow the room to be turned into a home cinema. The extension has bi-fold doors (with integrated blinds) along the rear wall which can be completely opened up to extend the entertaining space onto the stylish patio.



To one end of the room, there is a bespoke kitchen with base and wall-mounted units that are supported by a Porcelanosa X-Stone Island with an integrated table. The kitchen comes complete with a full range of Miele integrated appliances including a single oven, a combi microwave oven, a downdraft induction hob with an additional two-ring gas hob burner, and an integrated dishwasher. Further storage and laundry facilities can be found in a large utility room which has been created by the partial conversion of one of the garages.

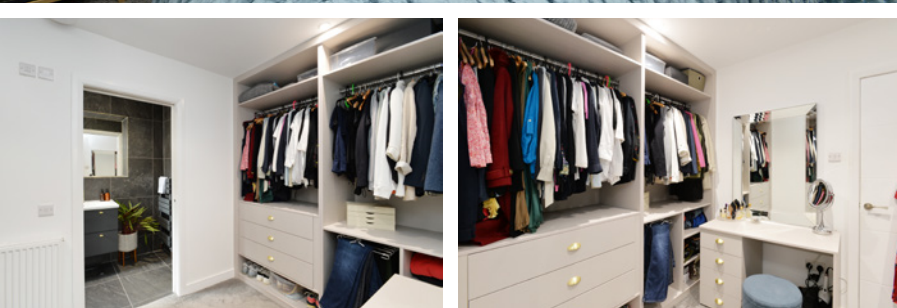
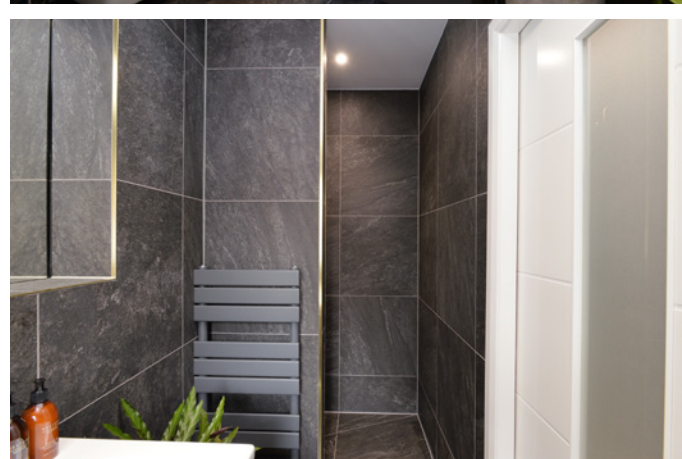
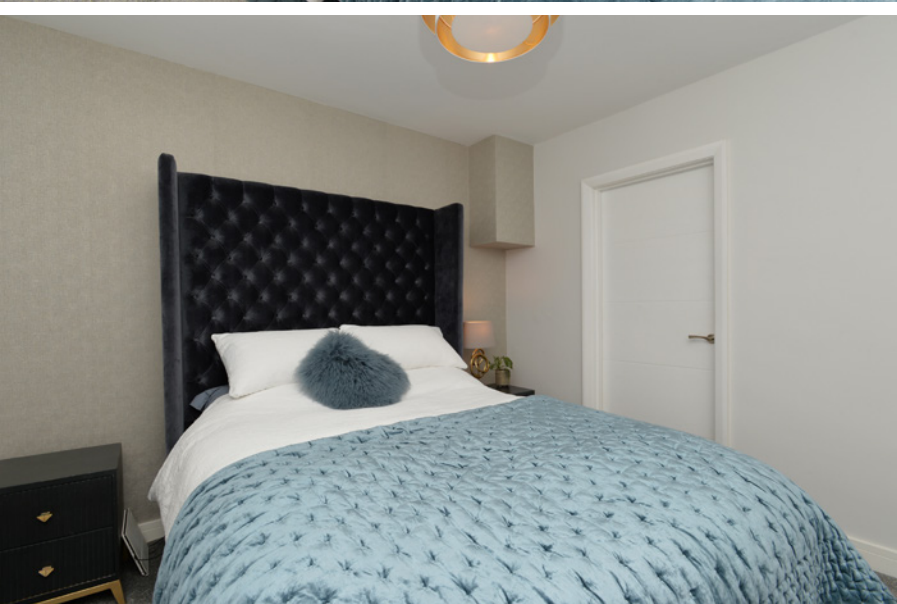


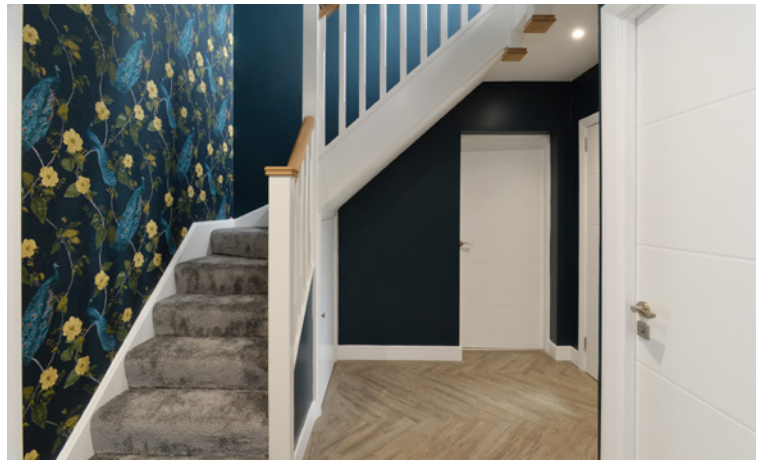
The ground floor also houses a separate family room, a ground floor WC, and the master suite. The master bedroom is a well-proportioned double with a dedicated dressing room and a stylish en-suite shower room that is finished to an exacting standard.

THE FAMILY ROOM



THE MASTER BEDROOM





Climbing the stairs, the first-floor landing gives access to three further double bedrooms, a study, a shower room, and a large loft for additional storage. Bedrooms two and three overlook the rear garden and both have ample floor space for a full suite of freestanding bedroom furniture to support integrated wardrobes. Bedroom four is a further good-sized double with windows to the side of the house. The shower room is finished as a wet room with a wall-mounted shower and a white suite. There is plenty of space to reinstate a large bath with an overhead shower if preferred.



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE SHOWER ROOM



As part of the extensive renovation, the property was fitted with an extremely efficient custom-designed Daikin hybrid heat pump central heating system. This combines an air-source heat pump with a gas boiler to compensate for colder times when the heat pumps can become less effective. The heating system feeds a combination of radiators and underfloor heating.

Externally, the rear garden has been extensively landscaped and features an extensive patio, a mature lawn, and a raised deck with a hot tub. There is a shed for additional storage and the garden is enclosed by a double slatted timber fence.

This home needs to be seen to be fully appreciated and it is likely one of the highest-specification homes that will come to market in Balerno in the foreseeable future.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

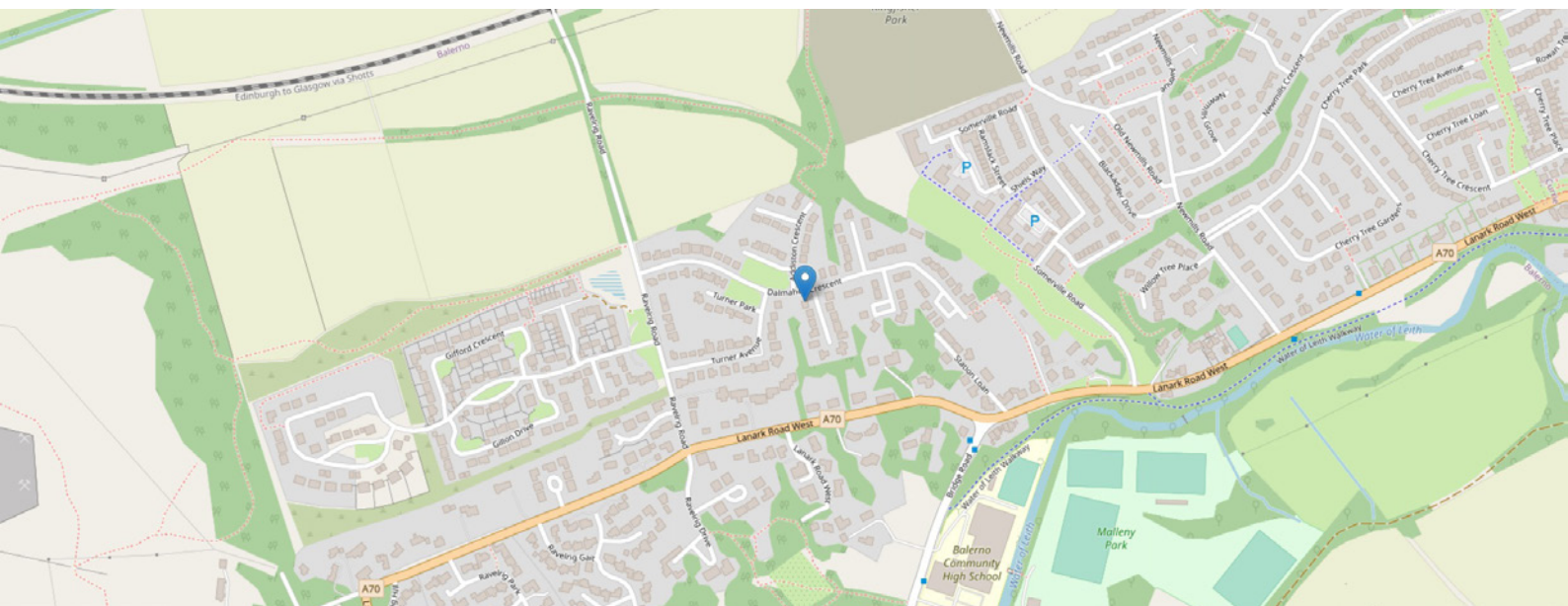
Kitchen/Dining/Living Room	9.22m (30'3") x 5.05m (16'7")
Utility	2.88m (9'5") x 2.55m (8'4")
Family Room	4.36m (14'4") x 3.51m (11'6")
Master Bedroom	3.35m (11') x 3.20m (10'6")
En-suite	3.35m (11') x 1.15m (3'9")
Dressing Room	3.35m (11') x 2.11m (6'11")
WC	1.88m (6'2") x 1.10m (3'7")
Study	2.28m (7'6") x 1.72m (5'8")
Bedroom 2	5.22m (17'1") x 3.51m (11'6")

Bedroom 3	3.57m (11'8") x 3.51m (11'6")
Bedroom 4	3.20m (10'6") x 3.08m (10'1")
Shower Room	3.20m (10'6") x 2.36m (7'9")
Garage	3.09m (10'2") x 2.14m (7')
Garage	4.84m (15'11") x 2.71m (8'11")

Gross internal floor area (m²): 176m²

EPC Rating: C

Extras: The Jacuzzi J-375 hot tub and the surround sound system are available by separate negotiation.



THE LOCATION

Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. This popular and quiet residential area lies a few miles to the south-west of Edinburgh city centre.





Balerno is a thriving local community which is sought after due to excellent state schools at primary and secondary level. There are excellent local shopping facilities including post office, farmers market and pub restaurants with further amenities in nearby Currie and Juniper Green including medical services. The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno itself and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel and Country Club beside nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.



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