



Gifford Crescent

, Balerno, Edinburgh, EH14 7FH

Rental £3,200 pcm

5 bedroom House available 18 September 2024

60 Queen Street , Edinburgh , , EH2 4NA
enquiry@murrayandcurrie.com

0131 226 5050

Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00
Wed 08.00 - 18.00; Thurs 08.00 - 18.00
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- * Unfurnished
- * Garage
- * Fridge Freezer
- * Garden Private

- * Heating: Gas Central
- * Private Parking
- * Shower

Situation

A beautifully presented five bedroom, detached house with a large garden, summer house and double garage. The property is approached via a driveway and upon entering the property, is a lovely central entrance hallway. The ground floor accommodation comprises: living room with feature gas fire place and double doors leading onto a patio. A bright office/play room and WC. Double doors lead you into a generous open plan kitchen, diner and family room with direct access onto another patio. The utility room sits behind the kitchen and access into the double garage and garden. Upstairs - A spacious principle bedroom with built in wardrobes and en-suite bathroom, separate shower. There are four further double bedrooms with built in wardrobes and one with en-suite shower room and a family bathroom also sits on this level. Externally - the property occupies a corner plot and therefore has a wrap around garden, a newly built external office/gym or games room, decked platform that catches the morning and afternoon sun. The property further benefits from gas central heating, double glazing and ample storage. Balerno is a sought after residential area that is within easy commuting distance to Edinburgh City Centre. The area enjoys convenient road access to the west, with the city bypass, Edinburgh International Airport and the central Scotland motorway network all readily accessible. For the outdoor enthusiast there is easy access to a number of golf courses, Midlothian Snowsports Centre and the Pentland Hills nearby whilst The Water of Leith provides bicycle rides or walks directly to the city centre. The area offers an excellent range of local

Property Ref: inst-9362

All measurements are approximate.

Further Information

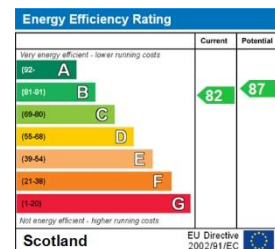
The deposit required is £3,200

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company

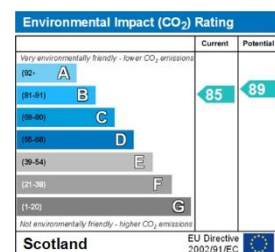
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 22/07/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656