

15 WILLOW TREE PLACE

Balerno, Edinburgh, EH14 5AZ

HIGHLY DESIRABLE
cul-de-sac setting



GILSON GRAY

LAW • PROPERTY • FINANCE

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30 Balerno, Edinburgh

Nestled between the Pentland Hills and the Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions

Welcome to an executive detached house in sought-after Balerno, featuring elegant reception rooms, four double bedrooms, and generous bath/en-suite facilities, alongside extensive private parking and beautiful mature gardens.

PROPERTY NAME

15 Willow Tree Place

LOCATION

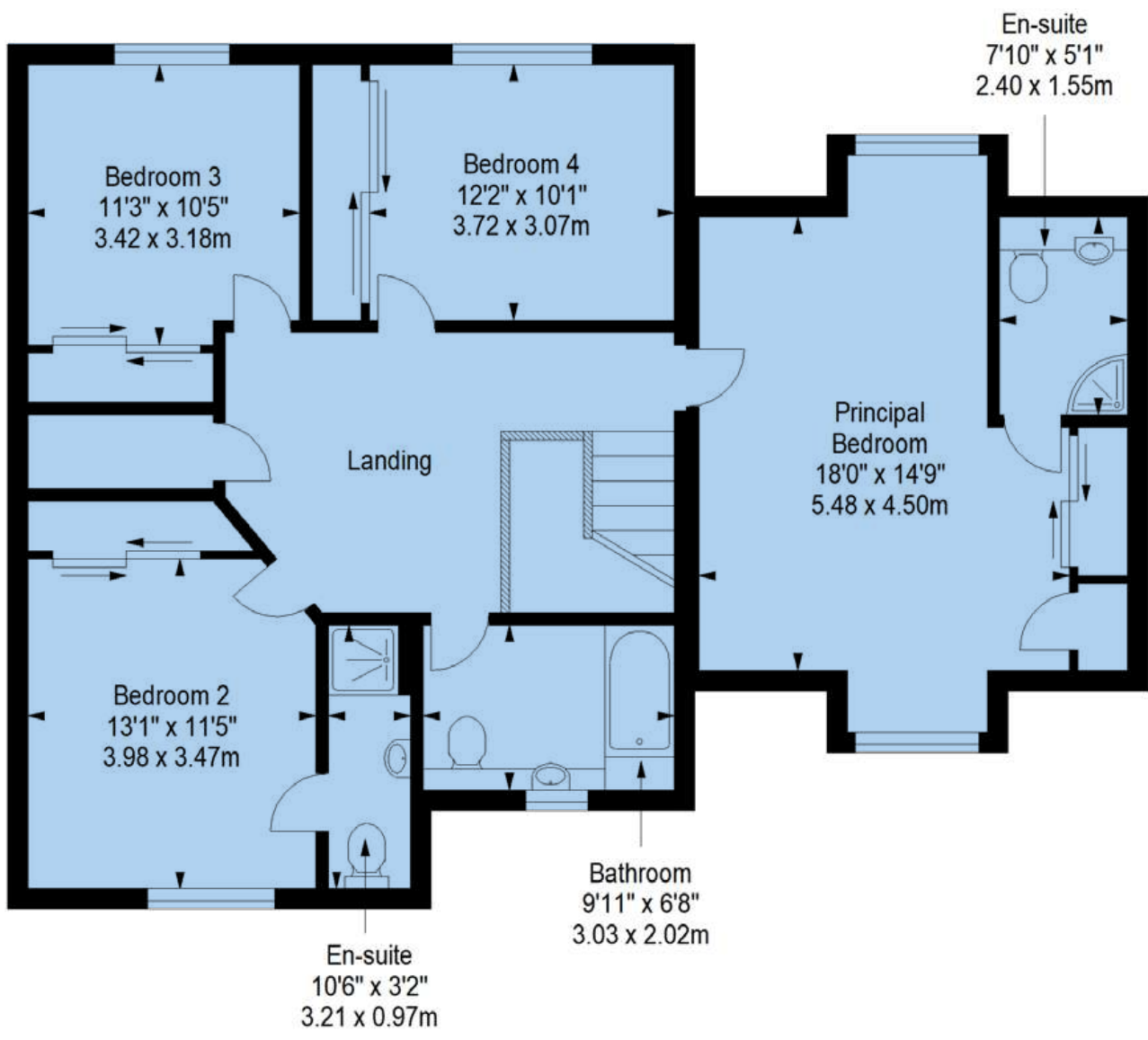
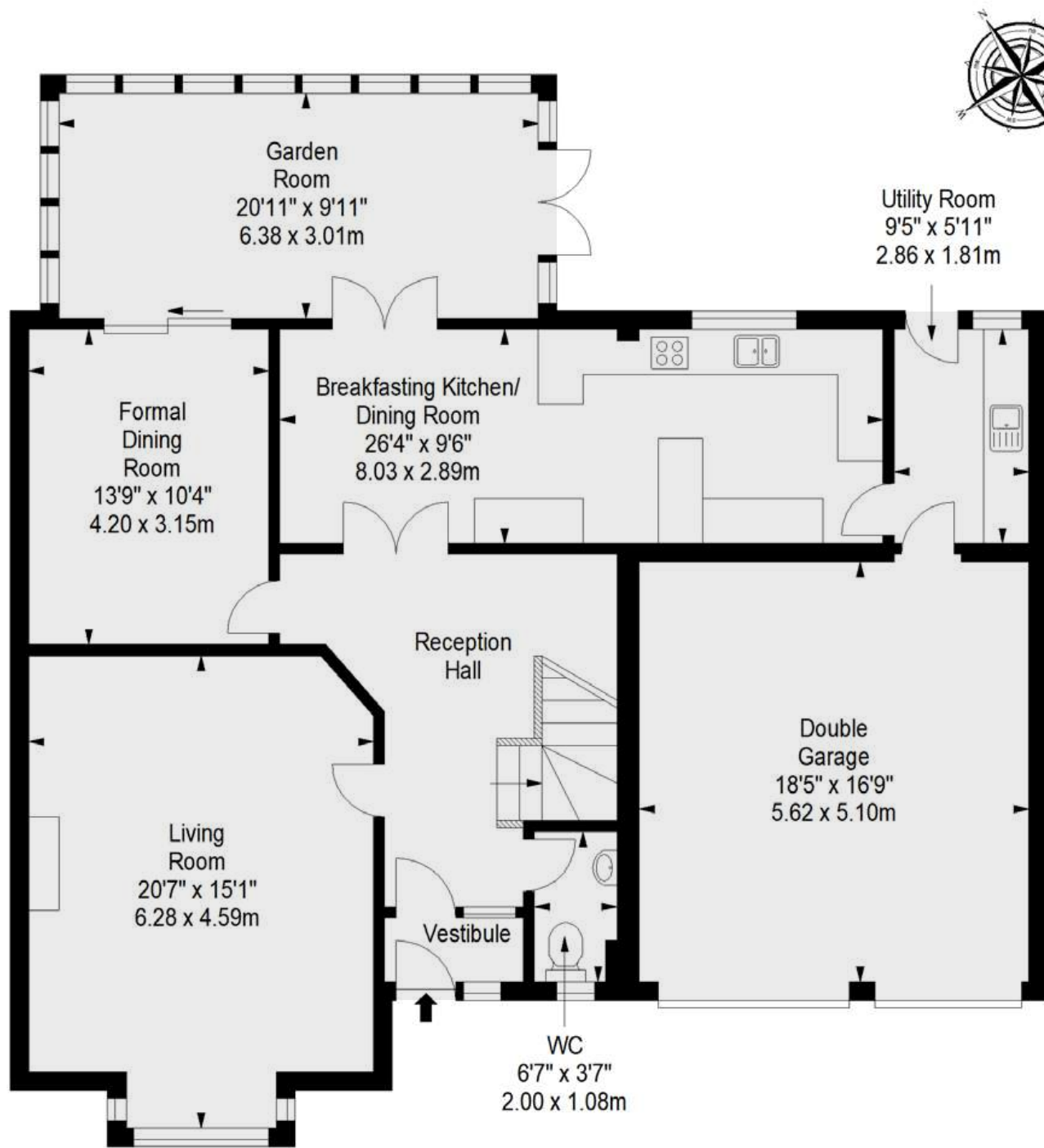
Balerno, Edinburgh, EH14 5AZ

GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

250.8 sq. metres (2699.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO A LARGE EXECUTIVE DETACHED HOUSE

Set on a peaceful cul-de-sac enveloped by established trees, this four-bedroom detached house occupies a highly desirable setting in Balerno. Part of an exclusive family-friendly development, it offers a relaxed village lifestyle with semi-rural charm, remaining within easy commuting distance of Edinburgh city centre. The home itself further boasts large, light-filled rooms and a southwest-facing aspect. It features two reception areas, as well as an open-plan breakfasting kitchen/dining room and a triple-aspect garden room. The bedrooms all have excellent storage and they are served by two en-suites, a WC, and a family bathroom. Externally, the property has private parking for the entire family and well-maintained gardens that are landscaped.

GENERAL FEATURES

A large executive detached house with attractive interiors
Highly desirable cul-de-sac setting in sought-after Balerno
Forms part of an exclusive family-friendly development
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Naturally-lit vestibule and reception hall with a WC
Expansive living room with a bay window and a fireplace
Good-size formal dining room ideal for special occasions
Large, triple-aspect garden room with French doors
Generously appointed breakfasting kitchen/dining room
Separate utility room with access to the rear garden
Broad first-floor landing with a built-in airing cupboard
Four double bedrooms with built-in mirrored wardrobes
Two en-suite shower rooms with three-piece suites
Three-piece family bathroom with a handheld shower
Attic for further storage (accessed from bedroom one)

EXTERIOR FEATURES

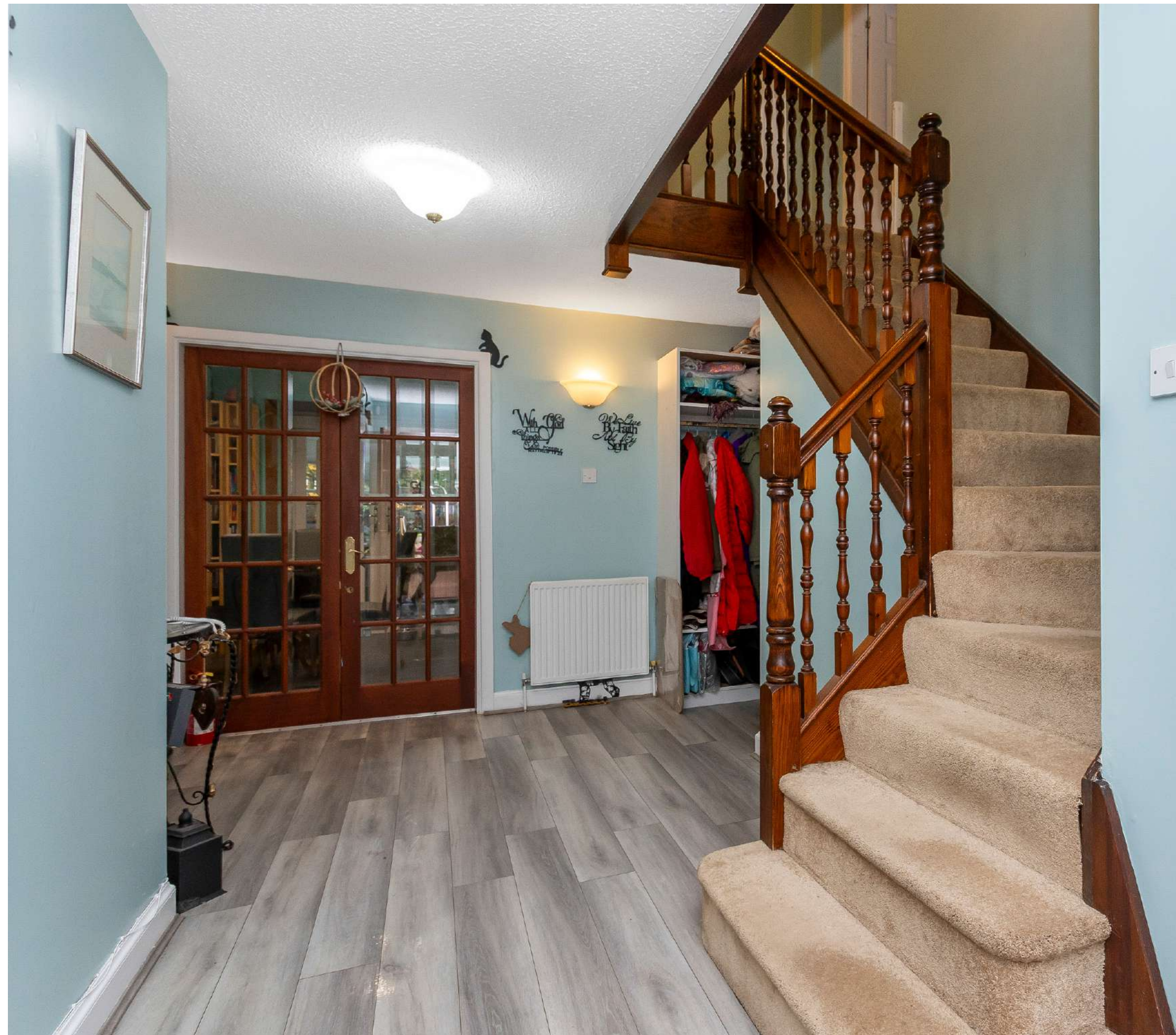
Mature gardens to the front and fully-enclosed rear
Includes a high-end hot tub and bamboo gazebo
Large multi-car driveway and integral double garage



STEP INSIDE

a large executive
home that
promises space
and comfort

You are welcomed inside by a naturally-lit vestibule that flows through to a reception hall, providing an inviting first impression. There is ample space for coats and shoes, as well as a handy WC.





The living room is the heart of the home, bringing everyone together in comfort. It has an expansive footprint for a wide array of furnishings and a southwest-facing bay window for a cascade of daily sun. Attractive décor and carpeting create an elegant environment, which is further heightened by a handsome modern (gas) fireplace. Next door, a formal dining room mirrors the aesthetic of the living area, offering an intimate setting for special occasions. Extending from here and the kitchen is a large garden room, providing a flexible space to use as you see fit. It has an insulated ceiling and two electric radiators for added cosiness, and it offers delightful garden views framed by oversized triple-aspect windows.

Elegant reception rooms that bring family and friends together

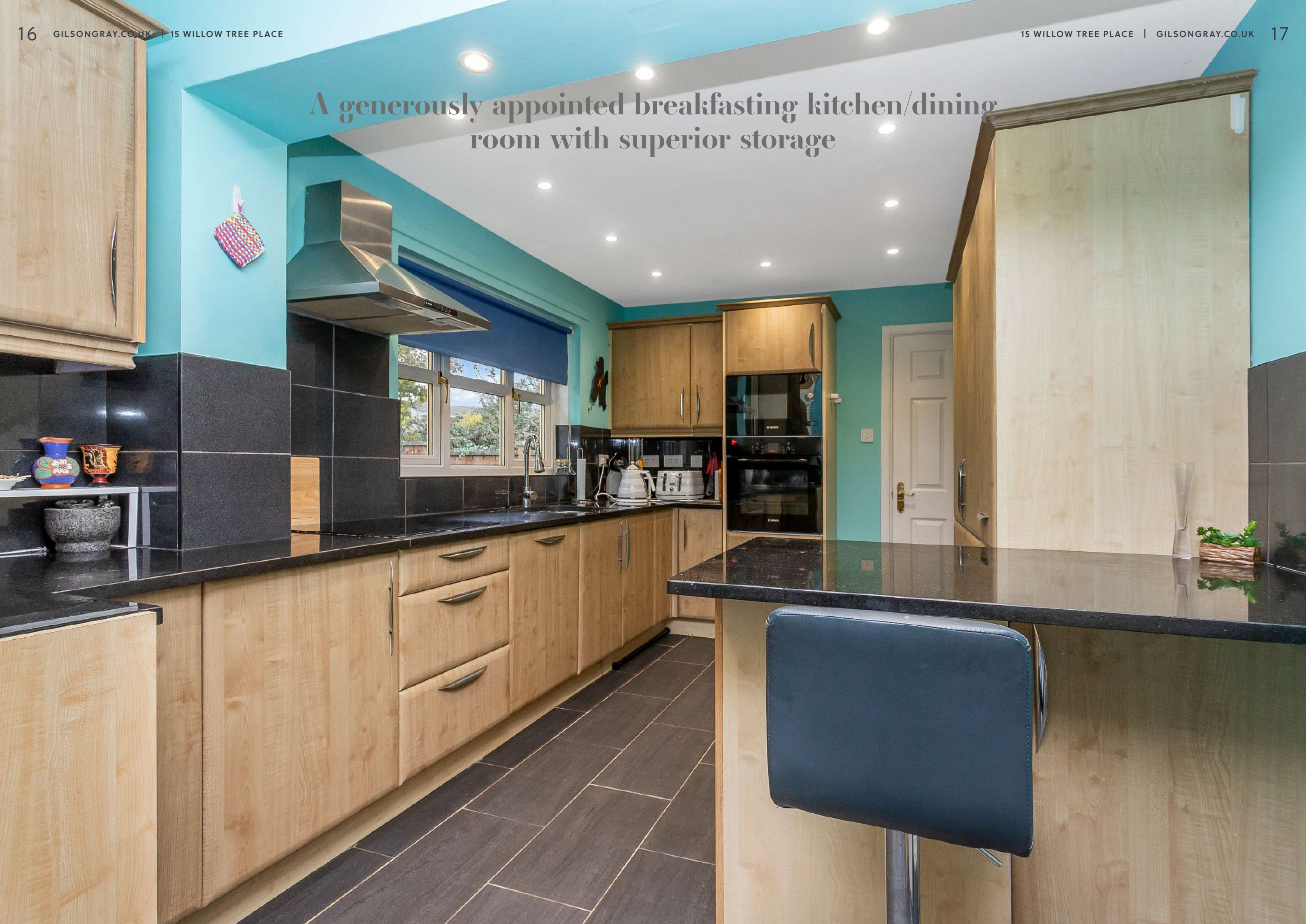


A BESPOKE KITCHEN

The bespoke kitchen/dining room share a spacious open-plan layout. It incorporates a generous range of timber-toned cabinets and black granite worktops too, ensuring superior storage and workspace. Integrated Bosch appliances create a streamlined finish to the popular design. A fitted breakfast bar allows for quick meals, while the dining area is made for casual dinners with family. A neighbouring utility room provides a quiet locale for laundry.



A generously appointed breakfasting kitchen/dining room with superior storage



FOUR DOUBLE BEDROOMS



**promising space and
generous storage**

The four double bedrooms extend off a broad landing with an airing cupboard. Each room has light decoration and soft carpeting for a calm environment that fosters easy sleep. Furthermore, they all have built-in mirrored wardrobes for enhanced practicality.



PRINCIPAL SUITE



Saving the best for the owners

The large principal bedroom has the advantage of dual-aspect windows, additional storage, and access to attic storage. It also has a three-piece en-suite shower room, as does the second bedroom cementing the home's executive appeal.

OPTIMAL CONVENIENCE



In addition to the WC and two en-suites, there is a three-piece family bathroom on the first floor for optimal convenience. It is comprised of a storage-set WC suite and a bath with a handheld shower.

thanks to a family bathroom, two
en-suites, and a WC





GARDEN & PARKING

Beautiful mature gardens for the entire family



To the front, the home features a monoblock driveway for multiple vehicles, in addition to an integral double garage with convenient access to the utility room. It also has a mature front garden and a fully-enclosed rear garden that offers superb privacy being framed by established trees. Ideal for families, this garden also boasts a generous footprint, which is landscaped with a high-standard artificial lawn (laid by Lawn Master), a patio, and decking (newly laid in 2025). It has a scenic, natural ambience and comes with a bamboo (heated) gazebo and a Hot Spring Jetsetter hot tub too – perfect for unwinding and stargazing at night.



15 WILLOW
TREE PLACE

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (induction hob, oven, microwave, full-height fridge, full-height freezer, and dishwasher), a Miele washing machine, the living room's gas fireplace, a bamboo gazebo, and a hot tub to be included in the sale. Additional furnishings may be available by separate 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.

BALERNO



Nestled between the Pentland Hills and the 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 mini supermarkets, restaurants, traditional pubs, 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.



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