




Solicitors & Estate Agents
01506 537 100

4 Newlands
BALERNO, EDINBURGH, WEST LOTHIAN, EH27 8LR

Balerno

EDINBURGH, WEST LOTHIAN, EH27 8LR



This beautiful property is one of 28 impressive family homes in the exclusive 32-acre development at Newlands. Situated between the villages of Kirknewton and Balerno on the B7031 off the A70. Located 10 miles from Edinburgh city centre and convenient for easy access to the central belt via rail or road. The Scottish motorway network, the local Kirknewton railway station and the recently extended Edinburgh Airport make the property ideal for both business or leisure travel.

Enjoy the scrumptious delights the local farmers market has to offer in Balerno every second Saturday of the month.

4 Newlands is close to excellent facilities including the Almondvale Shopping Centre, the McArthur Glen Designer Retail Outlet in Livingston offering high street shops, a variety of restaurants, cinema complex and health club facilities as well as the extensive Gyle Shopping Centre in Edinburgh. Library and sports centre facilities can also be found in nearby Balerno and East Calder.

The property is well-placed for education facilities and is within the catchment area of Balerno High School. Clifton Hall Is nearby and George Watson's College runs a private shuttle bus from the end of the road to and from the school.

EXTERNAL PROPERTY VIEWS

ENTRANCE HALLWAY



Part Exchange available. McEwan Fraser Legal are delighted to bring to market this fantastic, flexible, six bedroom detached family home presented to the market in excellent order throughout, with fantastic open views over the surrounding countryside. Located at the end of a cul de sac, it provides a fantastic quiet and safe location for a young family. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger or extended family. The property is finished to an excellent standard throughout and although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail the accommodation consists of welcoming hallway with generous storage. There are two bright and airy public rooms to the front and which allow for excellent furniture configurations and free standing furniture. The larger of the public rooms also benefits from a bay window and living flame gas fire and surround. The large kitchen dining room comes complete with floor to ceiling units, ample granite work surface, integrated five ring induction hob, cooker hood, double oven, wine fridge, SMEG fridge freezer and a walk in larder. There is also ample space for a family dining table making this the ideal space for the aspiring chef! Just off the dining room is the garden room, also bright and airy and generous in size complete with multi fuel burner and patio doors leading onto a decked area. The downstairs family bathroom comes complete with bath, wash hand basin and W/C. There is also the added benefit of a further downstairs cloakroom with wash hand basin and W/C. There are two good sized bright and airy double bedrooms on the ground floor, both allowing for great furniture configuration with the added benefit of built in storage. The two bedrooms are also served well by a Jack and Jill en-suite, comprising of walk-in steam shower, wash hand basin and W/C. The large utility room with floor to ceiling units, ample space for washing machine and tumble dryer. Access to the garage can also be found through the utility room.

On the upper level there are four good sized bright and airy bedrooms, all benefiting from built in storage and ample space for free standing furniture. The master benefits from an en suite bathroom comprising bath, walk in shower, wash hand basin and W/C. There is also the added benefit of a dressing room within the master bedroom. Bedrooms two and three on the upper level also benefit from built in storage. There is a double garage with power, light and electric doors. Above the garage is the most versatile room in the property, currently being used as a home office and Cinema room, the options available for this bright airy large room are vast a further bedroom, kids play room or teenagers den. Externally the gardens are mostly laid to lawn with a decked and patio area. The property also benefits from driveway, double glazed windows, oil central heating and generous storage throughout



FAMILY ROOM // DINING ROOM // GARDEN ROOM



...THIS FANTASTIC SIX BEDROOM
DETACHED FAMILY HOME
PRESENTED TO THE MARKET IN
EXCELLENT ORDER THROUGHOUT...

OFFICE // MASTER BEDROOM & EN-SUITE





BEDROOMS //
EN-SUITE //
BATHROOM //
WC

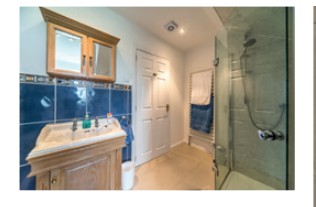
Specifications

FLOOR PLAN / PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

| | |
|---------------------|---------------------------------|
| Sitting Room | 5.28m (17'4") x 4.15m (13'7") |
| Bathroom | 2.20m (7'3") x 1.98m (6'6") |
| Utility Room | 6.78m (22'3") x 2.21m (7'3") |
| Kitchen/Dining Room | 8.92m (29'3") x 3.49m (11'5") |
| Garden Room | 5.75m (18'11") x 3.92m (12'10") |
| Family Room | 3.81m (12'6") x 3.29m (10'10") |
| Double Garage | 7.22m (23'8") x 6.90m (22'8") |
| Master Bedroom | 7.48m (24'7") x 6.75m (22'2") |
| Dressing Room | 2.85m (9'4") x 1.22m (4') |
| En-Suite | 3.38m (11'1") x 2.60m (8'6") |
| Bedroom 2 | 4.69m (15'5") x 4.23m (13'10") |
| Bedroom 3 | 3.70m (12'2") x 3.50m (11'6") |
| Bedroom 4 | 5.90m (19'4") x 2.57m (8'5") |
| Bedroom 5 | 4.95m (16'3") x 3.56m (11'8") |
| Bedroom 6 | 4.70m (15'5") x 3.84m (12'7") |
| En-suite | 2.39m (7'10") x 1.73m (5'8") |
| Office | 6.12m (20'1") x 4.70m (15'5") |
| Shower Room | 3.50m (11'6") x 2.60m (8'6") |
| WC | 2.11m (6'11") x 0.92m (3') |
| WC | 1.58m (5'2") x 0.91m (3') |



Gross internal floor area (m2) - 306 m2

EPC Rating - E

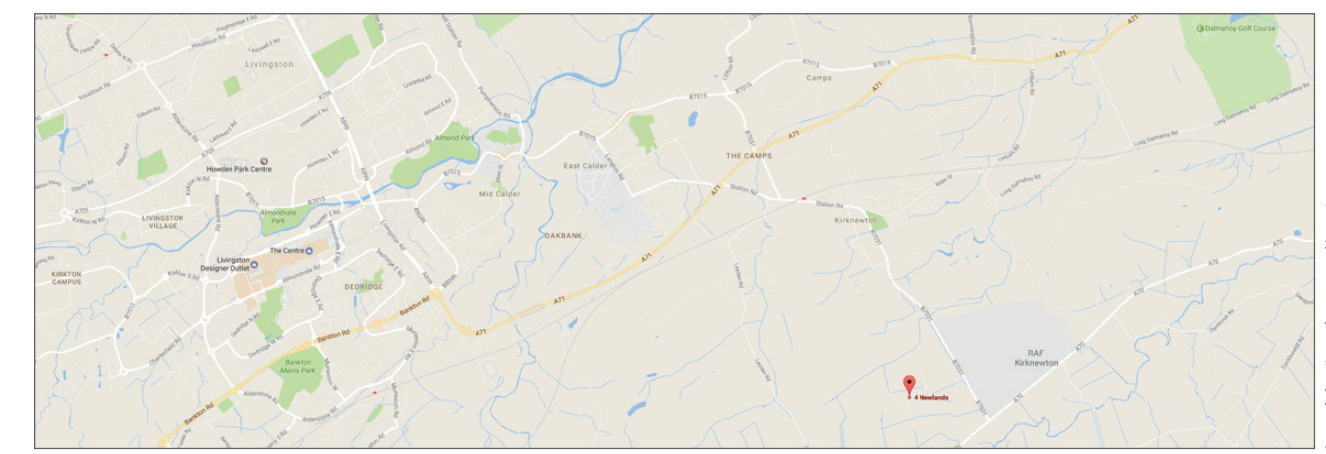


Image credit: <http://www Ordnance Survey.co.uk/omaps/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01506 537 100
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EAMONN MULLANE
Designer