

43 Newmills Crescent

BALERNO, EDINBURGH, EH14 5SX



*FIVE BEDROOM DETACHED FAMILY HOME IN
EDINBURGH'S POPULAR BALERNO AREA*



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McEwan Fraser Legal is delighted to present this spacious five-bedroom detached family home which has been modernised and developed by the current owner.

Inside, the property comprises of a spacious living area that benefits from light coming from both sides of the building. The living room is generously proportioned with serviced gas fireplace and the living room leads into what would have been the dining room and the owners have extended this room to accommodate a second lounge area without compromising the dining space. This space is excellent for entertaining and putting your feet up and benefitting from skylights flooding the room with natural light and has feature vertical radiators and also provides access to the rear garden.









The beautifully upgraded kitchen is accessed via both extension and hallway. The kitchen countertops are a mixture of Timber and the breakfast bar is Granite. The kitchen is fitted with integrated appliances from fridge freezer double oven and dishwasher. The kitchen then leads to the utility room which has free-standing white goods and a modern gas combi boiler.







The house benefits from four generously proportioned bedrooms upstairs and one generous double on the ground floor, which also serves as either home office, gym or even a snug.





Bedroom 1





Bedroom 2





Bedroom 3





Bedroom 4



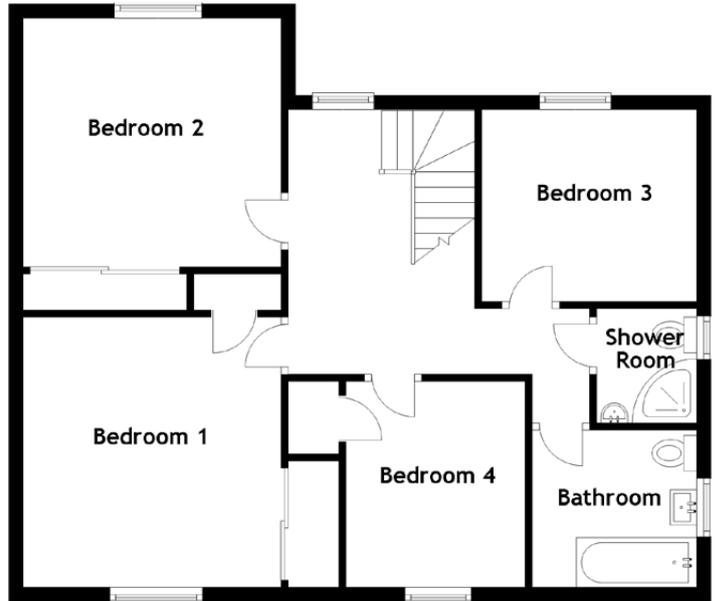
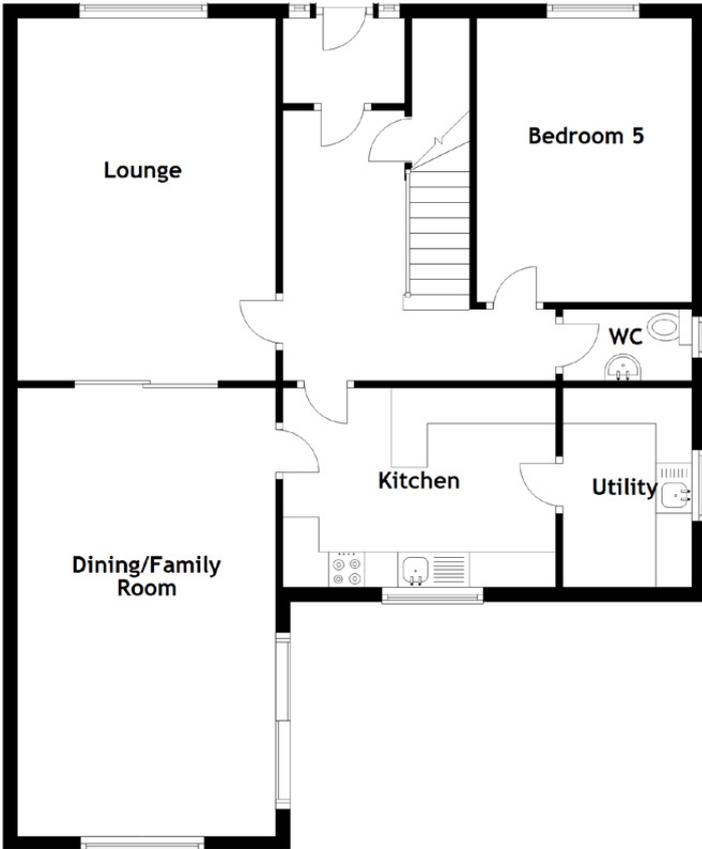


There are two and a half bathrooms in the property from WC on the ground floor to two bathrooms upstairs. There is a spacious three-piece modern bathroom and also a three-piece shower room making excellent use of the space on offer and excellent for a family home.









Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.60m (11'10")
Dining/Family Room	6.30m (20'8") x 3.60m (11'10")
Kitchen	3.80m (12'6") x 2.80m (9'2")
Bedroom 5	4.00m (13'1") x 3.00m (9'10")
Utility	2.80m (9'2") x 1.80m (5'11")
WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 1	3.80m (12'5") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")

Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bedroom 4	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.30m (7'6") x 2.20m (7'2")
Shower Room	1.60m (5'3") x 1.40m (4'7")

Gross internal floor area (m²): 158m²

EPC Rating: C

In addition to the above the property also has a double garage which has a double door and is electric. In the private rear garden, there is also a summer house which is fully connected to the electric and would also make for an excellent home office space or used for peace and quiet.

This property is equipped with modern gas central heating and has modern UPVC windows making for a warm and cost-effective family home, year-round. As such early viewing is recommended to avoid disappointment.



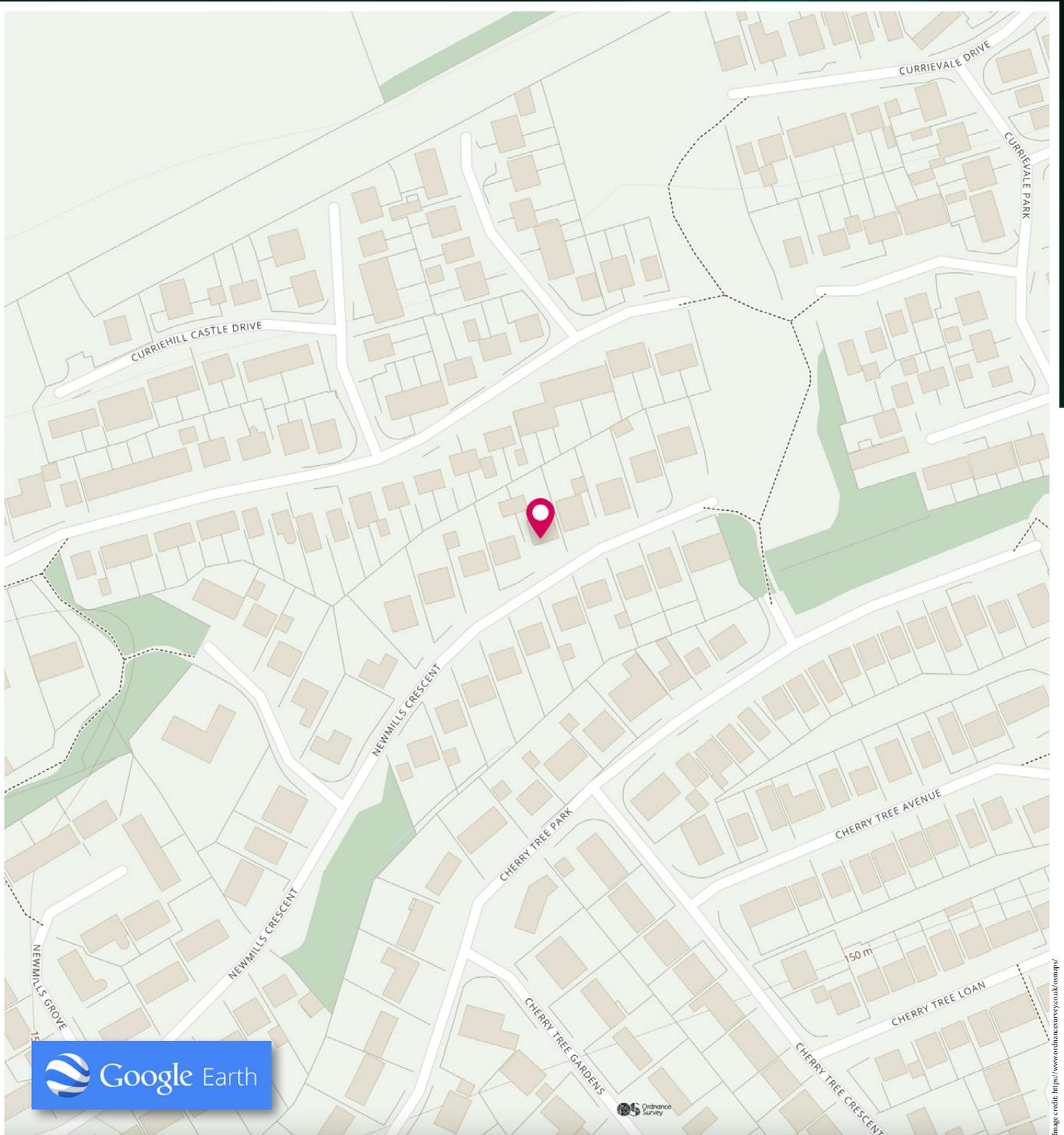




Balerno is a popular and quiet semi-rural residential area which lies a few miles south west of the city centre. There are excellent local shopping facilities, whilst the Gyle Shopping Centre is a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuit, and there is excellent fishing at Harlaw and Threipmuir reservoirs.

A championship golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club at nearby Kirknewton. Nearby walkways, cycle paths and regular buses take you to the city centre and 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, the Queensferry Crossing and Glasgow. Schooling in the state and private sectors is well represented in Balerno and the nearby areas.

Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.



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