

414 Lanark Road West

BALERNO, EDINBURGH, EH14 5SN



*SUBSTANTIAL FIVE BEDROOM FAMILY
LIVING IN EVER POPULAR BALERNO*



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McEwan Fraser is delighted to present this substantial five-bedroom semi-detached house to the market. Finished in excellent condition throughout, the home offers a spacious living room, a large family kitchen, two bathrooms, a multi-car driveway, a garage, and a generous rear garden. Set in the highly desirable village of Balerno, with its well-regarded high school, this property is an exceptional long-term family choice.

Inside, the accommodation is centred around a superb kitchen, dining, and family space that is certain to become the heart of the home. This impressive through-room enjoys a dual aspect and wonderful natural light. At one end, there is space for a large corner sofa beside a modern wood-burning stove. Moving through the room, there is ample space for a full dining table positioned next to the beautifully appointed kitchen. The kitchen blends traditional style with high-quality finishes, featuring wooden base and wall units topped with granite worktops. A Belfast sink, a range of integrated appliances, and extensive preparation and storage space make this a practical and attractive space. Additional storage and laundry facilities are provided in the adjoining utility room.





The ground floor also offers a more formal sitting room, two double bedrooms, a stylish shower room, and a central hallway with a welcoming vestibule.





Bedroom 2





Bedroom 5







Upstairs, the first-floor landing includes excellent integrated storage and leads to three further bedrooms and the family bathroom. The master bedroom is positioned to the right at the top of the stairs and includes an attached dressing room. This is a particularly generous room with a dual aspect, plenty of natural light, and space for a full suite of bedroom furniture.

At the opposite end of the landing are two further double bedrooms, each with fitted wardrobes. The family bathroom completes the accommodation and includes both a bath and a separate shower.

The Property

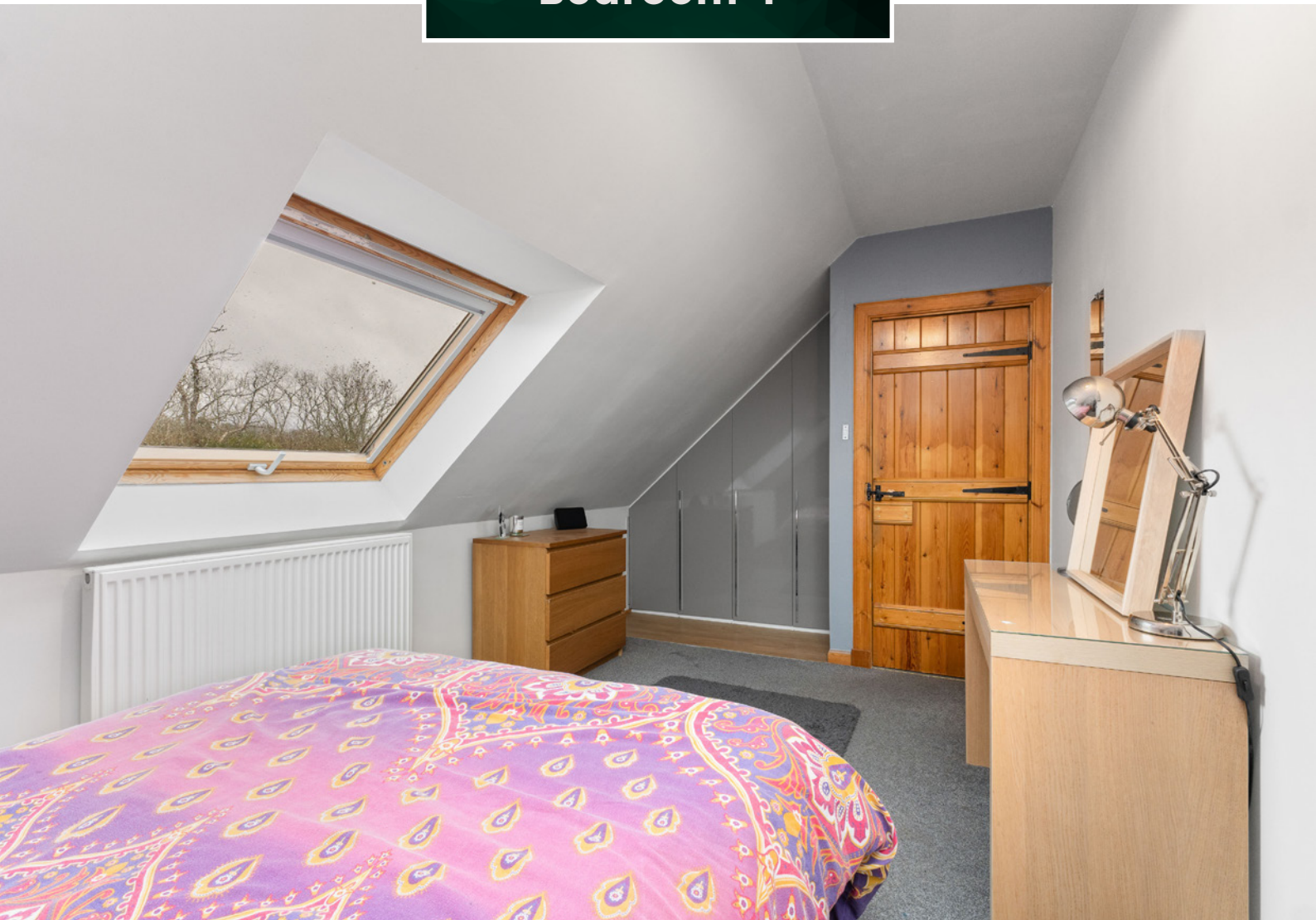


Bedroom 3



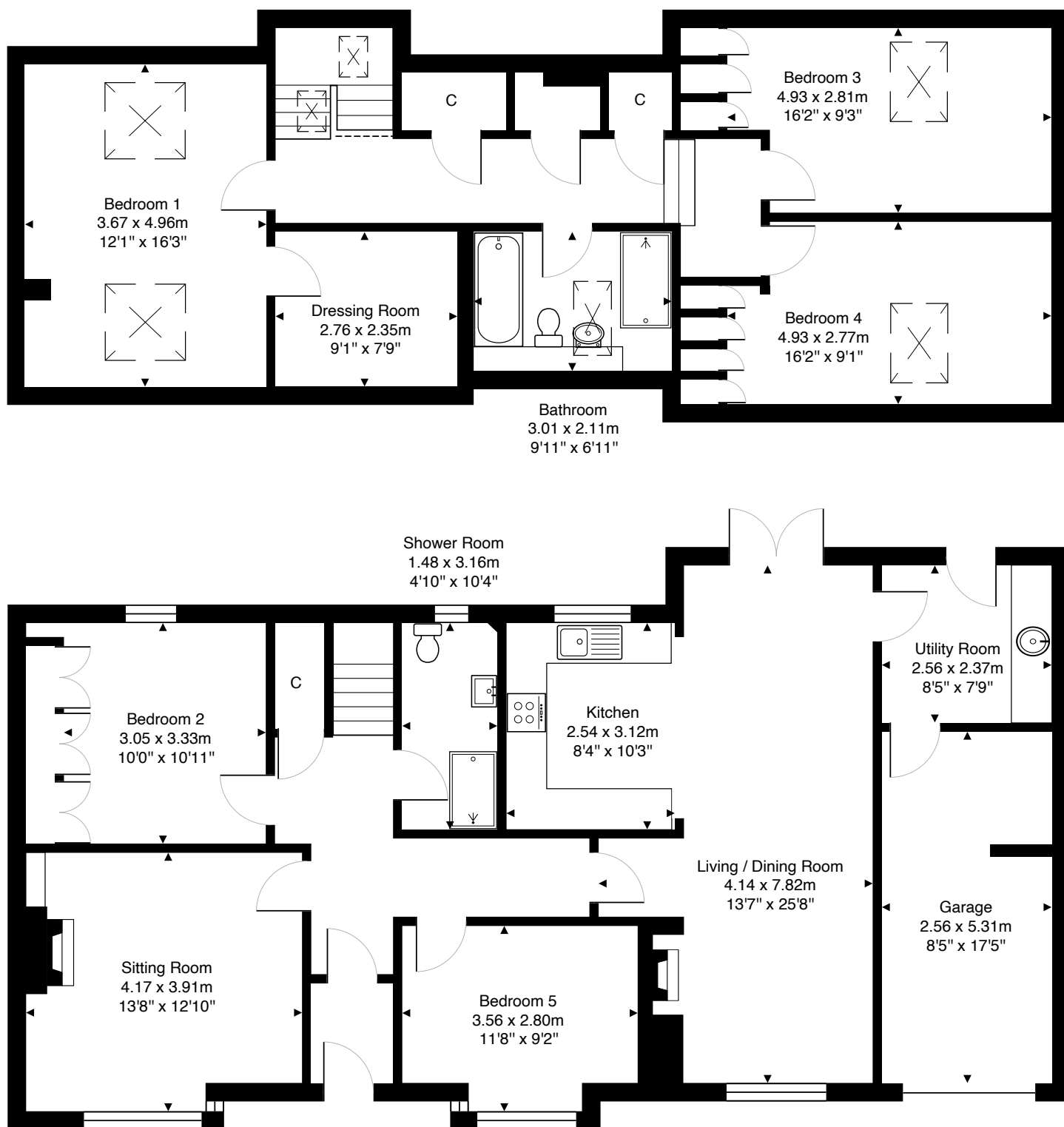


Bedroom 4









Gross internal floor area (m²): 183m²

EPC Rating: C



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Explore Space

Externally, the house sits well back from Lanark Road West behind a substantial fence and mature hedge. A large driveway provides excellent parking along with access to a single garage. The extensive rear garden is fully enclosed and features a mature lawn and a decked area that is ideal for outdoor entertaining.





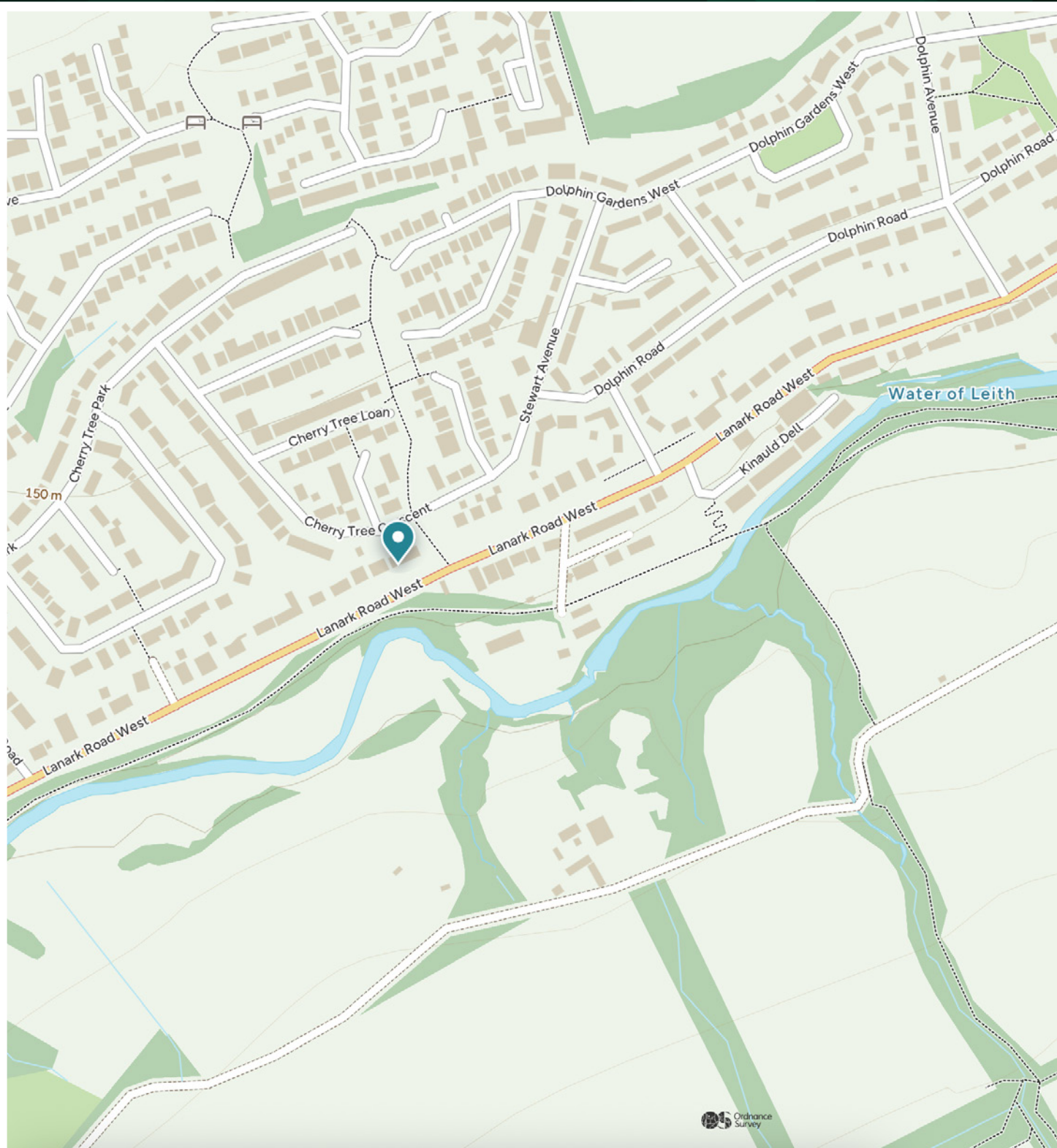
HARLAW RESERVOIR

Balerno is a sought-after residential village on the south-western edge of Edinburgh, offering a tranquil, semi-rural community with excellent access to the city and countryside. It has outstanding transport links, including regular bus services to the city centre in about 40 minutes and quick access to the City Bypass, major motorways, and Edinburgh Airport.

Families are drawn to its excellent schools, such as Dean Park Primary and Balerno High School, with several renowned independent schools a short commute away. For recreation, residents enjoy the Water of Leith Walkway, Pentland Hills Regional Park, Malleny Garden, and local sports clubs for rugby, tennis, and golf.

The village centre provides independent shops and cafés, while Hermiston Gait Retail Park and The Gyle Shopping Centre are nearby for broader shopping needs. In summary, Balerno perfectly blends peaceful village life with convenient access to Edinburgh's amenities.

The Location



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Part
Exchange
Available



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