



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**25 Newmills Road**

BALERNO, EDINBURGH, EH14 5SU





## THE LOCATION

Balerno is Edinburgh's hidden treasure. Once a small outlying hamlet, miles from anywhere, however it has now blossomed into a picturesque village with a distinctive rural identity. As the years ticked past, the burgeoning villages merged, linking the community with the capital. Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons. The charming period character of the centre's patchwork of traditional buildings add to Balerno's charm and cater beautifully to everyday needs.

You'll also find a library, primary and secondary schools, a dentist, doctors, Post Office and a selection of pubs and restaurants. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away.

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



# THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this four-bedroom detached family home.

In more detail, the property consists of a porch to the hallway with ample storage. The large L shaped lounge dining room allows for free standing furniture and different furniture configurations. Access to the conservatory can also be found here. The perfect place to unwind. The kitchen comes with floor to ceiling units, space for cooker, generous worktop space with breakfasting bar, integrated dishwasher, fridge and freezer. The utility room provides excellent storage with space for washing machine and tumble dryer as well as access to the garden. There is a downstairs cloakroom comprising wash hand basin, WC and towel rail. On the upper level, additional storage and access to the attic can be found. There are four good sized bright and airy bedrooms, all allowing for free standing furniture and different configurations, the master bedroom also benefits from an En suite with walk-in shower, wash hand basin and WC. The family bathroom completes the property internally with s bath, walk-in shower from mains, wash hand basin, WC and towel rail.

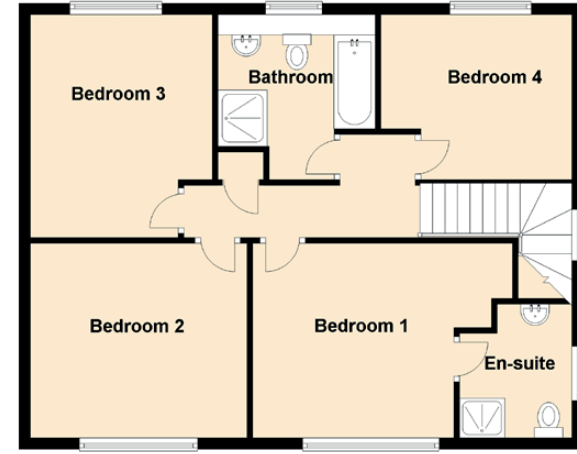
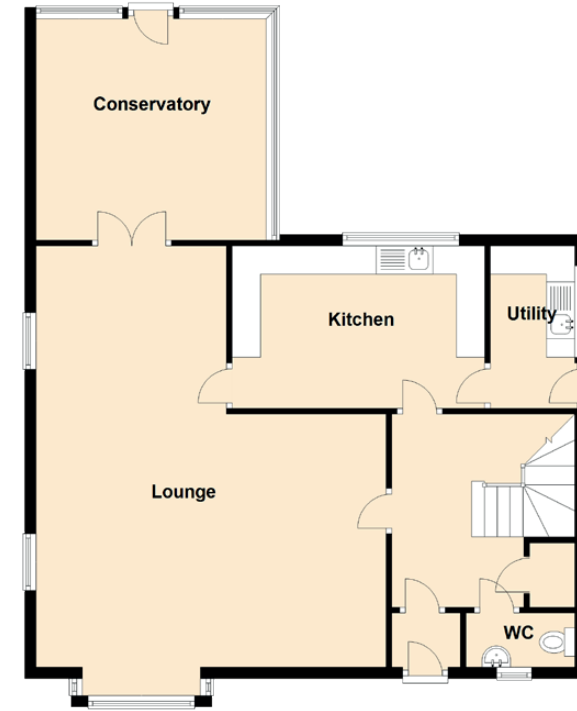
Externally the front garden has mature bushes and trees and is laid to lawn. There is a driveway leading to a double garage with power and light. The secure back garden has a patio area and is laid to lawn. The property also benefits from, gas central heating and double-glazed windows, Early viewing is highly recommended.



"...MCEWAN FRASER  
LEGAL ARE DELIGHTED  
TO BRING TO THE OPEN  
MARKET THIS FOUR-  
BEDROOM DETACHED  
FAMILY HOME..."



BEDROOMS & BATHROOMS



**Approximate Dimensions**  
(Taken from the widest point)

Lounge	7.43m (24'5") x 6.17m (20'3")
Kitchen	4.45m (14'7") x 2.87m (9'5")
Utility	2.90m (9'6") x 1.49m (4'11")
Conservatory	4.06m (13'4") x 3.90m (12'10")
WC	1.92m (6'3") x 0.96m (3'2")
Bedroom 1	4.58m (15') x 3.43m (11'3")
En-suite	2.38m (7'10") x 1.95m (6'5")
Bedroom 2	3.82m (12'6") x 3.43m (11'3")
Bedroom 3	3.93m (12'11") x 3.21m (10'6")
Bedroom 4	3.37m (11'1") x 2.91m (9'7")
Bathroom	2.77m (9'1") x 2.02m (6'7")

**Gross internal floor area (m<sup>2</sup>): 160m<sup>2</sup>**

**EPC Rating: C**

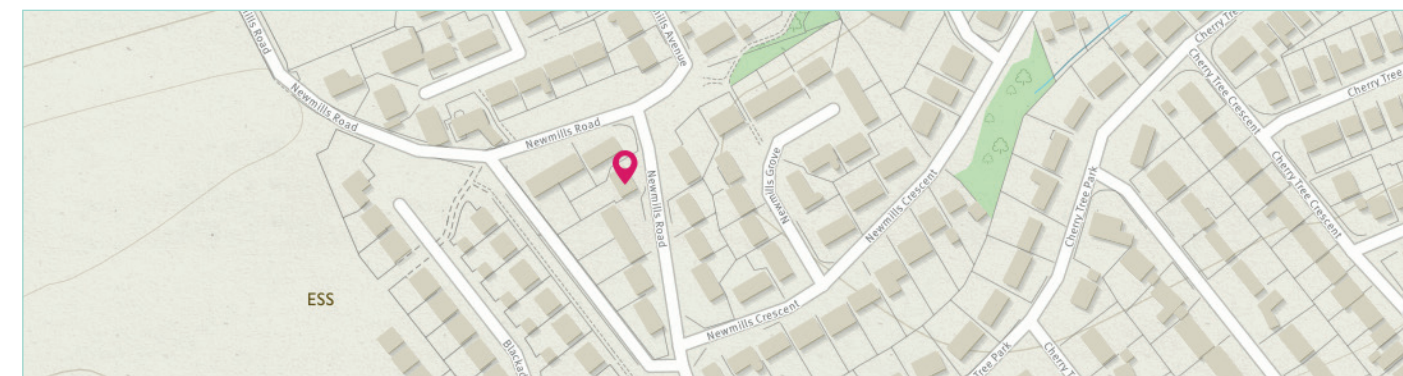


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**GRAEME NIMMO**  
Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer