




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

Malleny Croft House

BALERNO, EH14 7AF



THE LOCATION

Balerno

Malleny Croft House enjoys a marvellous and peaceful setting on a 9-acre unspoiled woodland estate owned by the National Trust which has which has Malleny House at its core, dating back to the 17th century. Open to the public, the 3-acre walled Malleny Garden is a haven for plant lovers and boasts ancient yew trees, Victorian greenhouses, doocot and heritage rose plantings. The large village of Balerno is a desirable residential location which offers an almost rural atmosphere and protected Conservation Area. There are several local amenities including a library, Scotmid stores, nurseries, pub, farmers' market, excellent schools (both secondary and primary schools), rugby club, bowling club and churches. Major retail parks, sports centres, golf courses and large supermarkets are only a short drive away whilst frequent bus services operate night and day. Dissected by the A70, it is within easy reach of the City By-pass (3 miles), airport (7 miles) and Edinburgh's City Centre (8 miles). Balerno is the gateway to the Pentland Hills and start point for the delightful Water of Leith Walkway.



MALLENY CROFT HOUSE

Balerno

McEwan Fraser is delighted to present this superb four bedroom detached home to the market. Originally a single storey Victorian cottage, the property later benefitted from a two storey extension. The result is a unique property with around 130m² of flexible accommodation over two floors. The internal layout could be adapted to any number of uses including providing a dedicated home office and studio, granny annexe or even as a discrete holiday let.

Internally, the property has undergone a recent refurbishment and is presented to the market in immaculate condition. Many original features have been retained such as the traditional sash and case windows which generally enjoy beautiful woodland views. The property also benefits from a range of modern features such as partial double glazing and mains gas fired central heating. This is an absolutely unique property and viewing is essential to appreciate both the quality and flexibility of the internal space, on one hand, the stunning setting on the other.



MALLENY CROFT HOUSE

Balerno

You enter the property through the main front door which forms part of the later extension to the original building. The central hallway gives access to the main living room, one of two potential ground floor bedrooms and the dining kitchen. The main lounge to your left boasts a dual aspect, contemporary neutral finish and ample floor space. A modern stove makes for a natural focal point and there is plenty of scope for a variety of different furniture configurations. The bedroom is a nicely proportioned rear facing double with integrated storage.



MALLENY CROFT HOUSE

Balerno

The dining kitchen enjoys a similar dual aspect to the main living room. The kitchen comprises a full range of base and wall mounted units arranged around a range cooker. There is plenty of prep and storage space for the aspiring chef alongside an integrated dishwasher and further free standing appliances. Moving through the kitchen, you come to the rear hallway which gives access to a stylish wet room and further sitting room. This additional public room also enjoys a dual aspect and feature fireplace. The fourth bedroom is accessed through the sitting room. This is an ideal arrangement to create a dedicated living space with a degree of separation from the main body of the house. Climbing the stairs, there are two further large double bedrooms with integrated storage and a beautiful family bathroom.

Externally, the property enjoys a driveway, spacious attached garage and a large private garden.









Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.54m (18'2") x 3.45m (11'4")
Lounge	4.89m (16'1") x 3.25m (10'8")
Sitting Room	3.44m (11'3") x 3.43m (11'3")
Bedroom 1	4.89m (16'1") x 3.23m (10'7")
Bedroom 2	3.09m (10'2") x 2.80m (9'2")
Bedroom 3	2.97m (9'9") x 2.56m (8'5")
Bedroom 4	3.44m (11'3") x 1.96m (6'5")
Bathroom	2.07m (6'9") x 1.79m (5'10")
Wet Room	1.89m (6'2") x 1.35m (4'5")
Hallway	3.14m (10'4") x 2.80m (9'2")
Garage	4.89m (16'1") x 4.37m (14'4")

Gross internal floor area (m²): 132m²
EPC Rating: D

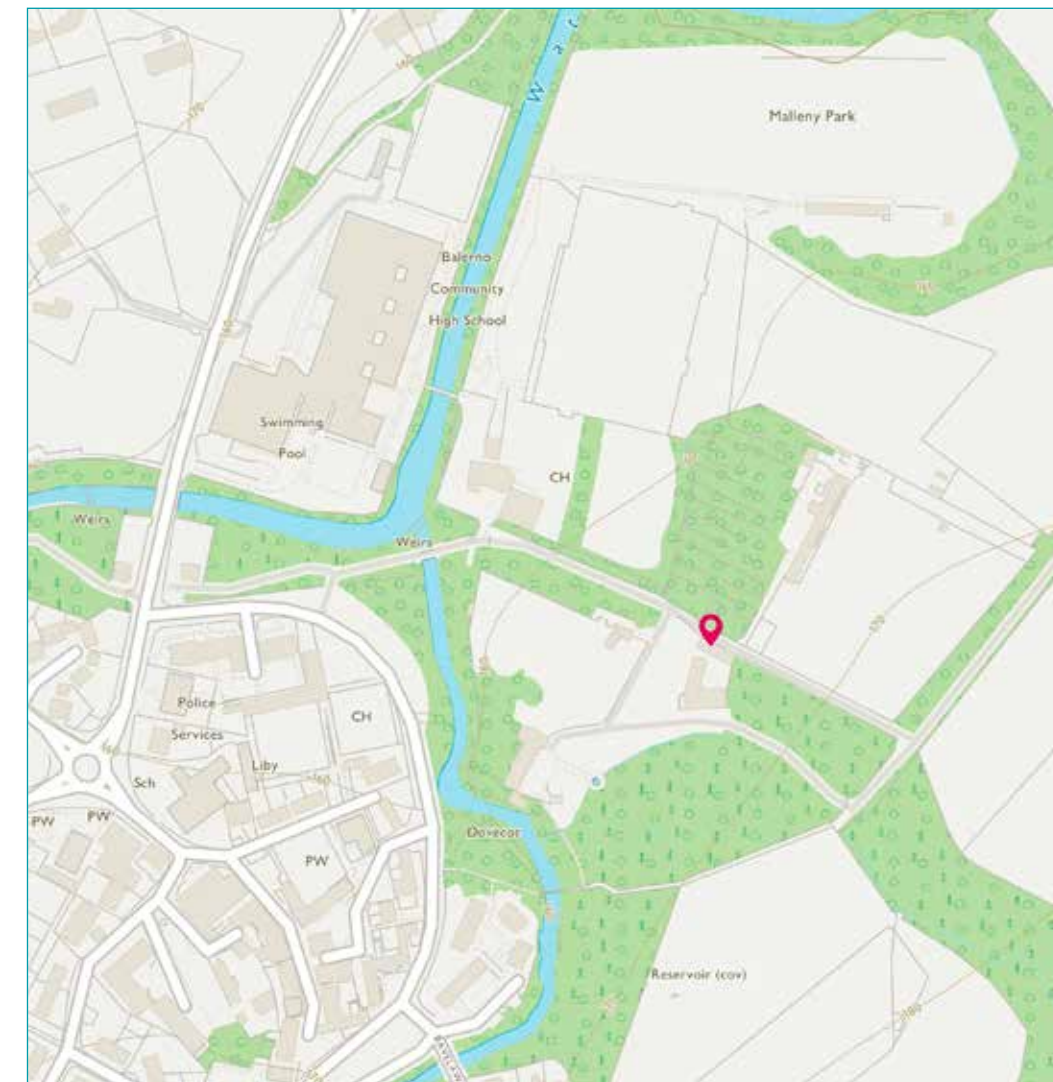


Image credit: <https://www Ordnance Survey.co.uk/omaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
MICHAEL MCMULLAN
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer