



GILSON GRAY

LAW • PROPERTY • FINANCE

6 NEWMILLS ROAD

Balerno, Edinburgh, EH14 5AG



Enjoying a picturesque leafy green setting in much sought-after Balerno, this three-bedroom detached bungalow is an outstanding residence in a beautiful location. The impressive home has been fully upgraded to exceptionally high standards, enjoying high-end neutral interiors, as well as a stylish kitchen and four-piece bathroom. It also features a southwest-facing aspect, a modern conservatory, and excellent storage. Plus, it has parking for multiple cars and stunning gardens.

Inside, a naturally-lit vestibule and central hall (with generous storage) immediately sets the high standards of the home. On the left, the living room is openly accessed via a broad archway. Spacious and elegantly decorated, this reception area features a tasteful accent wall and is bathed in natural light from a southwest-facing picture window, whilst a wall-mounted fireplace completes the charming aesthetic.



FEATURES

- An impressive detached bungalow
- Situated in highly sought-after Balerno
- Picturesque and leafy green setting
- High-end neutral interiors throughout
- Vestibule and hall with generous storage
- Living room with a southwest-facing aspect
- High-specification kitchen/dining room
- Large conservatory with lovely garden views
- Three double bedrooms
- Contemporary four-piece bathroom
- Beautifully landscaped front and rear gardens
- Multi-car driveway and double garage





Next door, the kitchen/dining room is a stunning space for family meals. It enjoys a high-specification design with ultra-modern (handle-less) cabinets in white, paired with luxurious quartz worksurfaces. It includes two tall pull-out units and a pull-out corner unit too. Striking and effortlessly fashionable, its sleek lines are further enhanced by seamlessly integrated appliances. There is also a designated area for a table and chairs, with double doors flowing into a generous conservatory that offers excellent versatility and delightful garden views. Meanwhile, the three double bedrooms all benefit from neutral décor and fitted carpets. Each room is bright and well proportioned too. The principal and second bedrooms offer spacious dimensions, whilst the third bedroom provides homeowners with extra versatility. Serving the home is a contemporary bathroom, enveloped in white tiles. It is equipped with a four-piece suite, comprising a toilet, a half-pedestal washbasin, a bath with a handheld shower, and a walk-in shower cubicle. Externally, the property is flanked by beautifully landscaped gardens, which incorporate carefully maintained lawns, colourful planting, and mature trees. The large rear garden is particularly impressive in its design; it is fully enclosed and perfect for the entire family – especially as it catches lots of daily sun. Extensive parking is also provided via a multi-car driveway and a detached double garage, which has additional storage. Extras: integrated appliances (five-ring gas hob with tempered glass splashback, illuminated extractor, dishwasher, fridge/freezer, and washing machine) and a greenhouse to be included in the sale. Please note, no warranties or guarantees shall be provided for any of the moveables and/or appliances included, as these items are left in a sold as seen condition.





BALERNO

Nestled between the Pentland Hills and Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including mini supermarkets, restaurants, traditional pubs, and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa. Furthermore, the property is located close to the airport and a handy tram line, connecting to the city centre and airport. It is also near the M8, A8, and the A720 city bypass for swift travel in and around the capital.

EPC RATING:

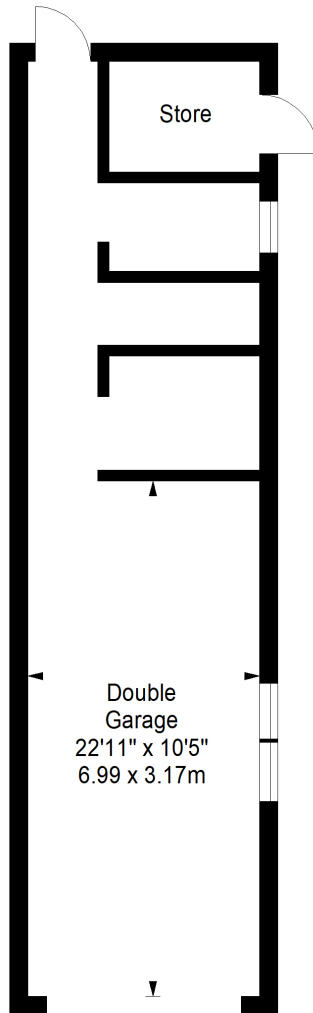


COUNCIL TAX BAND:

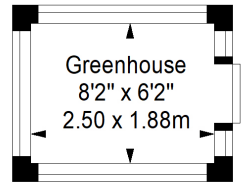


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

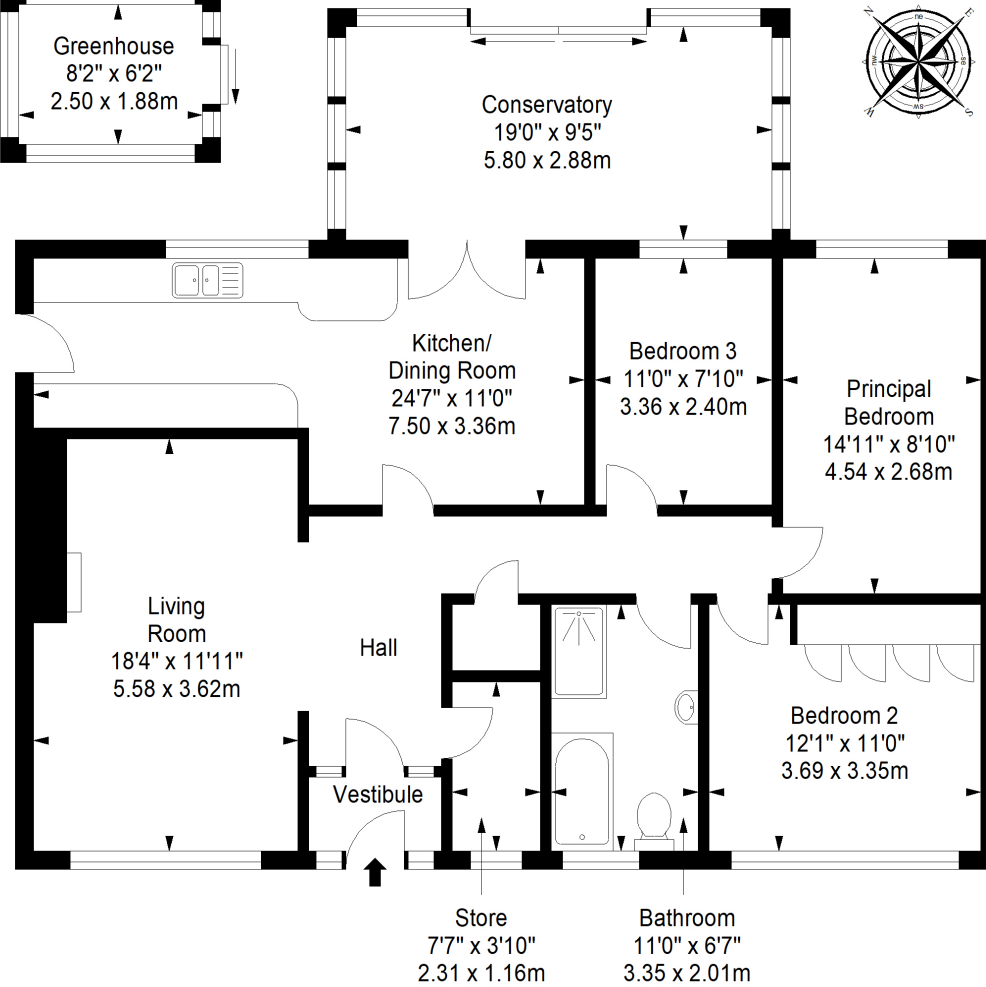
Garage
Approx. 40.0 sq. metres (430.6 sq. feet)



Greenhouse
Approx. 4.7 sq. metres (50.6 sq. feet)



Ground Floor
Approx. 122.1 sq. metres (1314.3 sq. feet)



Total area: approx. 166.8 sq. metres (1795.5 sq. feet)



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