

**3 Blackadder Drive  
Balerno EH14 5FB**

**Offers Over £635,000**

- Large living room with electric fireplace
- Kitchen/dining room fitted with a range of floor and wall mounted units, induction hob and double electric oven, integrated appliances and island with useful breakfast bar
- Four double bedrooms all with fitted wardrobes and two featuring en-suites
- Study/single bedroom
- Family bathroom fitted with four-piece suite
- Gas central heating and double glazing throughout
- Private south-west facing back garden
- Single garage and off-street parking for two cars



2



5



3



EPC C



## Detached

Blair Cadell is delighted to present this superb, modern detached villa, quietly nestled in a mature residential development in the sought-after area of Balerno. This turn-key property offers flexible and spacious accommodation across two levels, perfect for contemporary family living.

The ground floor features an entrance vestibule that opens into a large hallway, complete with a convenient toilet and storage cupboard. The inviting lounge, with its electric fireplace, is ideal for relaxing evenings. The expansive open-plan kitchen/dining room, with sliding doors leading directly to the back garden, provides an excellent space for family gatherings. The kitchen is equipped with an island featuring a useful breakfast bar for quick meals, an array of floor and wall-mounted units, an induction hob, a double electric oven, and integrated appliances included in the sale. A utility room offers additional storage and space for white goods, available by separate negotiation. Upstairs, there are four double bedrooms, all with built-in wardrobes, two of which feature en-suite bathrooms. Additionally, there is a single bedroom/study, a stylish family bathroom with a three-piece suite and a separate walk-in shower, and a landing area with two useful storage cupboards and attic access. The property benefits from gas central heating and double glazing throughout, ensuring maximum energy efficiency. Outside, the property boasts a beautiful southwest-facing private garden, complete with a lawn, patio area, and raised flower beds—perfect for sunbathing and barbecues. An integrated single garage and a driveway provide off-street parking for two cars.

Balerno is conveniently located approximately 8 miles from the center of Edinburgh, accessible by a frequent bus service or by train from Curriehill station in nearby Currie. The property offers easy access to the Edinburgh city bypass, M8/M9/M90 motorways, and Edinburgh International Airport, making it ideal for commuters. The village is served by Dean Park Primary and Balerno Community High School, both within walking distance. Heriot-Watt University is less than 3 miles away. Local amenities in the village include a Scotmid store, a pharmacy, and various shopping centers in nearby Livingston, the Gyle Centre, and Hermiston Gait. Recreational facilities include bowling, tennis, and rugby clubs, as well as a popular pub restaurant. The area offers several walking and cycling options, including the Water of Leith walkway, woodland walks, and Pentland Hills Regional Park.

**Viewing by appointment on 0131 337 1800**

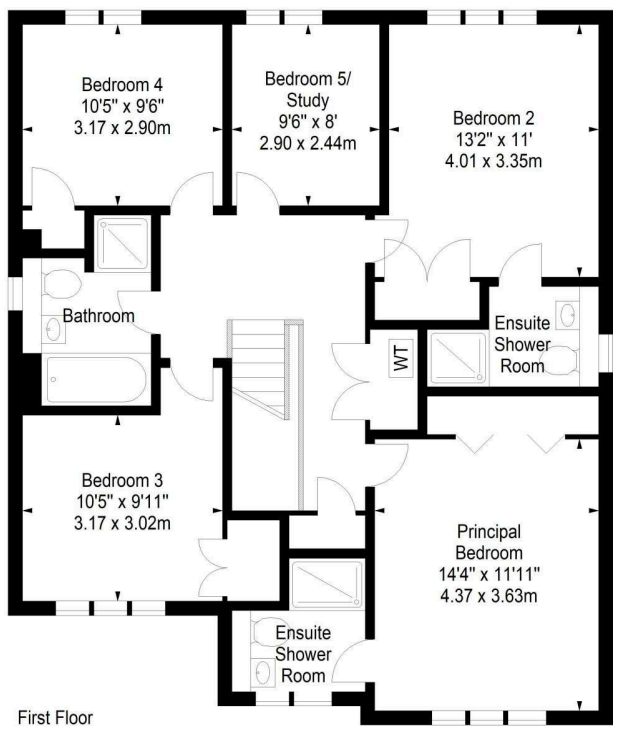
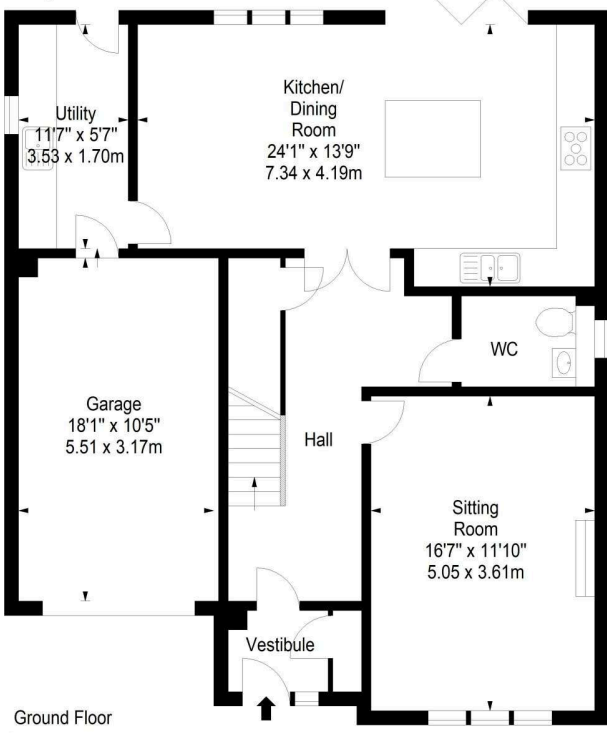




**Blackadder Drive ,  
Balerno,  
Midlothian, EH14 5FB**



Approx. Gross Internal Area  
2036 Sq Ft - 189.14 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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