

548 Lanark Road West Balerno EH14 7BW

Offers Over £950,000

- Set in stunning private mature gardens
- Impressive entrance hall and staircase
- Four double bedrooms, three with en-suites and a single bedroom
- Large kitchen/diner fitted with a range of floor and wall units, gas AGA, hob, oven and integrated appliances
- Bay window dining room leading to the lounge
- Beautiful bay windowed lounge with feature fireplace and French doors to garden
- Utility room
- Double garage
- Two separate toilets
- Gas central heating, double glazing and solar panels
- Private parking for 5 cars

Council Tax Band: H

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



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EPC C



Detached Villa

Blair Cadell are delighted to bring to market this exceptional 5 bedroom detached villa in highly desirable Balerno boasting stunning views over the Firth of Forth. Set within large, beautifully kept private gardens, the house offers spacious and flexible family living and must be viewed to be appreciated.

The accommodation comprises of a welcoming vestibule that opens onto the main hall, with a cloakroom, WC and under-stair storage leading to a stunning split staircase up to a bright spacious galleried landing adding to the property's elegance. The lounge is a bright and airy space perfect for relaxation and entertainment and features a charming bay window, French doors opening onto the garden, and a fireplace, making it the ideal spot for family gatherings. The dining room is elegantly designed with a bay window and double doors leading to the lounge, perfect for hosting dinner parties. The kitchen is fitted with a range of wall and floor units for ample storage, a breakfast bar, gas AGA, hob, double oven and integrated appliances. The kitchen also features French doors opening onto the garden, and a utility room with a pantry cupboard and WC. There are four double bedrooms and a single bedroom with two featuring Jack and Jill en-suites and the master featuring walk in wardrobes/dressing room and an en-suite. One bedroom is currently serving as a perfect home office featuring stunning views out to the Firth of Forth. The property benefits from gas central heating and double glazing throughout along with solar panels for maximum energy efficiency. A beautifully landscaped garden features a tranquil pond with a water feature, an orchard, fruit cages, copse, heated greenhouse and lush, well-maintained lawns and hedges. A double garage with an electric door along with parking bays for at least five cars. *Property is sold as seen with no warranties given for systems or appliances, curtains and some light fittings included in the sale. Items of furniture available by separate negotiation.*

Balerno is conveniently located approximately 8 miles from the centre of Edinburgh, accessible by a frequent bus service or by train from nearby Curriehill station. 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 2 Scotmid stores, various eateries and a pharmacy. Various shopping centres in nearby Livingston, the Gyle Centre and Hermiston Gait. Recreational facilities include bowling, tennis, and rugby clubs. The area offers several walking and cycling options, including the Water of Leith, NTS Malleny Gardens, woodland walks and Pentland Hills Regional Park

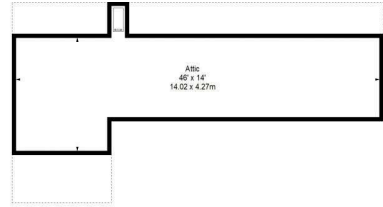
Viewing by appointment on 0131 337 1800



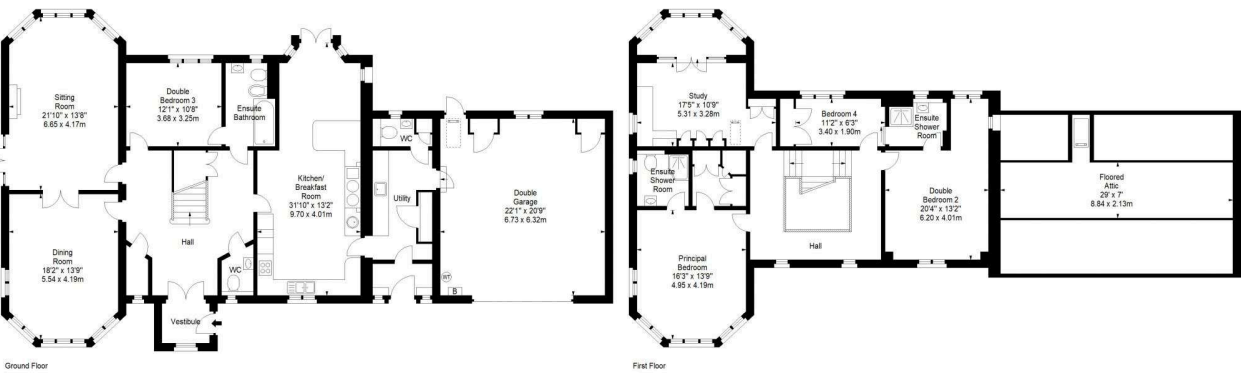


Lanark Road West, EH14 7BW

SquareFoot
 Approx. Gross Internal Area
 3317 Sq Ft - 308.15 Sq M
 (Including Garage)
 Also Spaces
 Approx. Gross Internal Area
 731 Sq Ft - 67.91 Sq M
 For identification only. Not to scale.
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Ground Floor

First Floor

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