



53
Dalmahoy Crescent
Balerno
EH14 7BZ



A rare opportunity to acquire this superb stylishly presented detached, extended five-bedroom, three-bathroom family villa, offering 1784 SQFT of flexible accommodation over two levels. The property enjoys a family friendly cul-de-sac setting, in the highly sought after Balerno within walking distance to excellent local schools and with easy access to Edinburgh city centre.

The accommodation comprises:

- Tiled entrance vestibule
- Hall with WC
- Spacious front facing sitting room with double doors to dining room
- Modern kitchen with a range of contemporary base and wall mounted units, integrated dishwasher, fridge freezer, oven, induction hob and extractor. Space for freestanding washing machine.
- Ground floor double bedroom with ensuite shower room
- Dining room open plan to kitchen with steps to vaulted family room with wood burner and views over the rear garden
- Four well proportioned bedrooms with ample space for freestanding furniture
- Four-piece family bathroom
- Detached garage with development potential (subject to planning permission)
- Gas central heating & double glazing
- Quality flooring and finishes throughout



Viewing by appointment on 0131 524 3800

















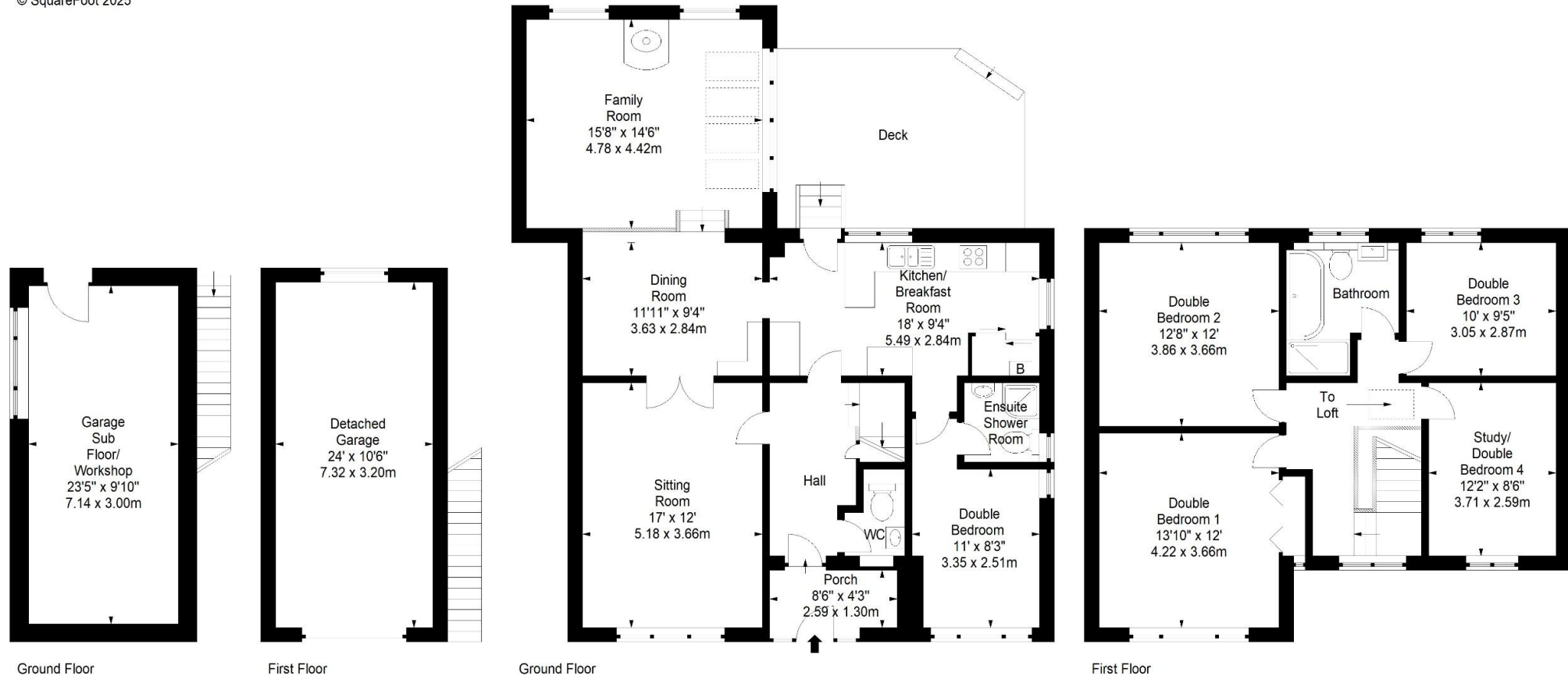
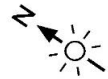




Dalmahoy Crescent,
Balerno,
Midlothian, EH14 7BZ



Approx. Gross Internal Area
1784 Sq Ft - 165.73 Sq M
Garage
Approx. Gross Internal Area
491 Sq Ft - 45.61 Sq M
For identification only. Not to scale.
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Ground Floor

First Floor

Ground Floor

First Floor

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Externally:

Low maintenance garden to the front of the property which is laid to gravel with mature shrubs and planting. Large drive for several cars which extends to the rear of the property. Decking area with steps from kitchen. Metal garden shed. Detached garage with separate full height storage space below, which Subject to the necessary planning consents could be converted into a garden room or home office. Expansive area of lawn. The property has further ownership of an additional large parcel of land to the rear of the property.

The much sought after village of Balerno lies approximately 8 miles to the southwest of the City Centre on the edge of the Pentland Hills Regional Park. Excellent reputable schools are close at hand, including Dean Park Primary School and Balerno High School, with Heriot Watt University. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Forth Bridges and Edinburgh International Airport. Excellent bus services provide swift access to the City Centre and surrounding areas and Curriehill train station is a short distance. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club, and lush woodland and forest walks along the Water of Leith, Pentland Hills and Mallyen National Trust Gardens.

- EPC Band- D
- Council Tax Band- G