



15 Newmills Grove
Balerno
Edinburgh
EH14 5SY







Beautifully presented, four bedroom, detached villa with private gardens, driveway and double garage. The property is set in a quiet cul-de-sac in the popular town of Balerno to the southwest of Edinburgh City Centre. Balerno is located approximately eight miles south-west of the City Centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport.

The local community supports a wide range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary and high schools both of which are located nearby. Heriot Watt University is also nearby. There are various supermarkets at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone.



Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for many pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens. Local golf courses include Dalmahoy and Baberton.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

PROPERTY DETAILS

- Entrance Vestibule with door to hall.
- Welcoming entrance Hall with carpeted staircase to upper floor. Built-in double cupboard. Additional deep built in cupboard.
- Bright and spacious Lounge with window to front overlooking front garden. Wall mounted electric fire.
- Stylish and modern fitted Kitchen with matching wall and base units. Integrated gas hob, electric double oven and hood. Integrated dishwasher. The free-standing fridge/freezer is included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Window to rear overlooking garden.
- Family Room /Dining Room with patio doors providing direct access to the rear garden. Space for good sized dining table and chairs.
- Utility Room with fitted base units. Work surfaces and integrated stainless-steel sink with drainer. The washing machine is included in the sale. Clothes pulley. Shelving. Wall mounted boiler. Door to garden.
- WC with white two-piece suite comprising wash hand basin and WC. Frosted window to front.

Upper Floor

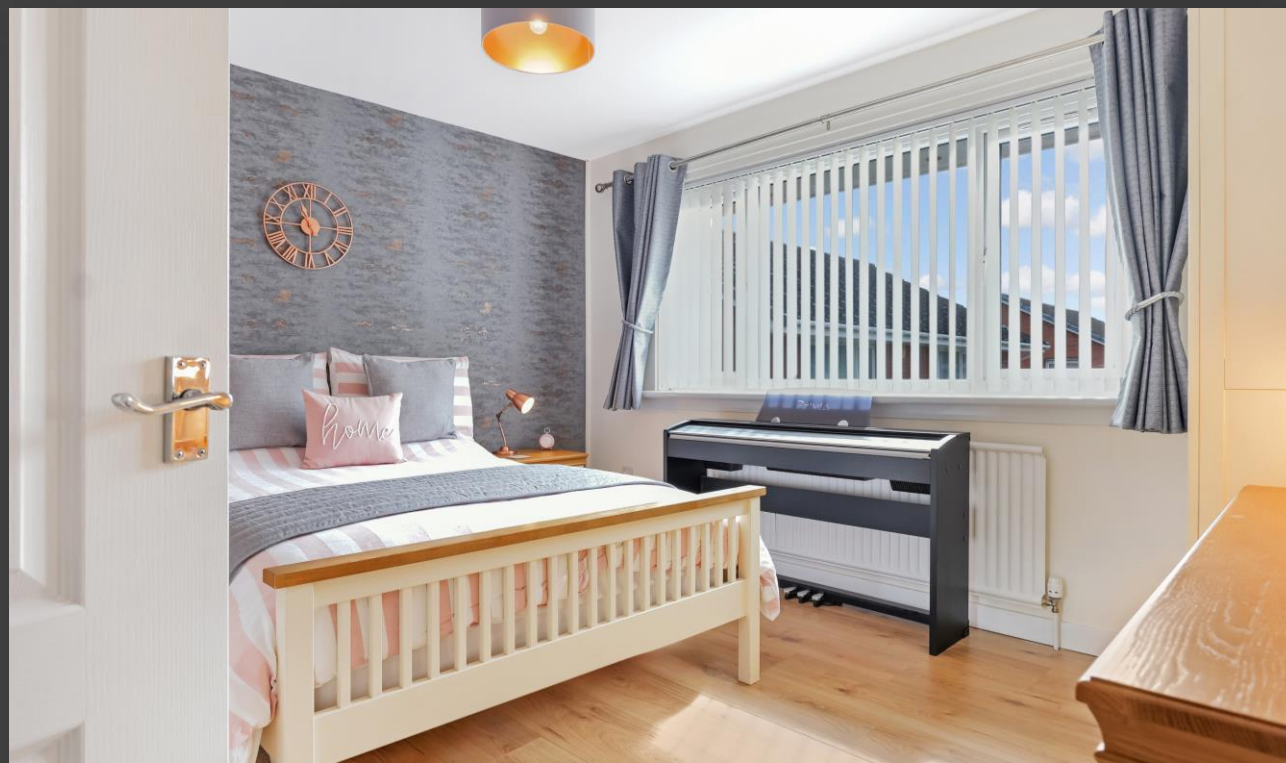
- Landing with attic access hatch and Ramsey ladder leading to floored attic.
- Large Double Bedroom with window to front. Two built in wardrobes with hanging space and shelving.
- En-Suite Showerroom with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror with integrated light. Wall mounted cabinet with integrated shaver points. Frosted window to side.
- Double Bedroom with window to rear overlooking garden. Built-in mirrored wardrobes.
- Third Double Bedroom with window to rear overlooking garden. Extensive built in wardrobes with matching bookcases and desk.
- Further good-sized Double Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with electric shower above and screen, wash hand basin with vanity units and WC. Mirrored bathroom cabinet. Shaver point. Frosted window to rear.



Viewing by appointment on 0131 524 3800











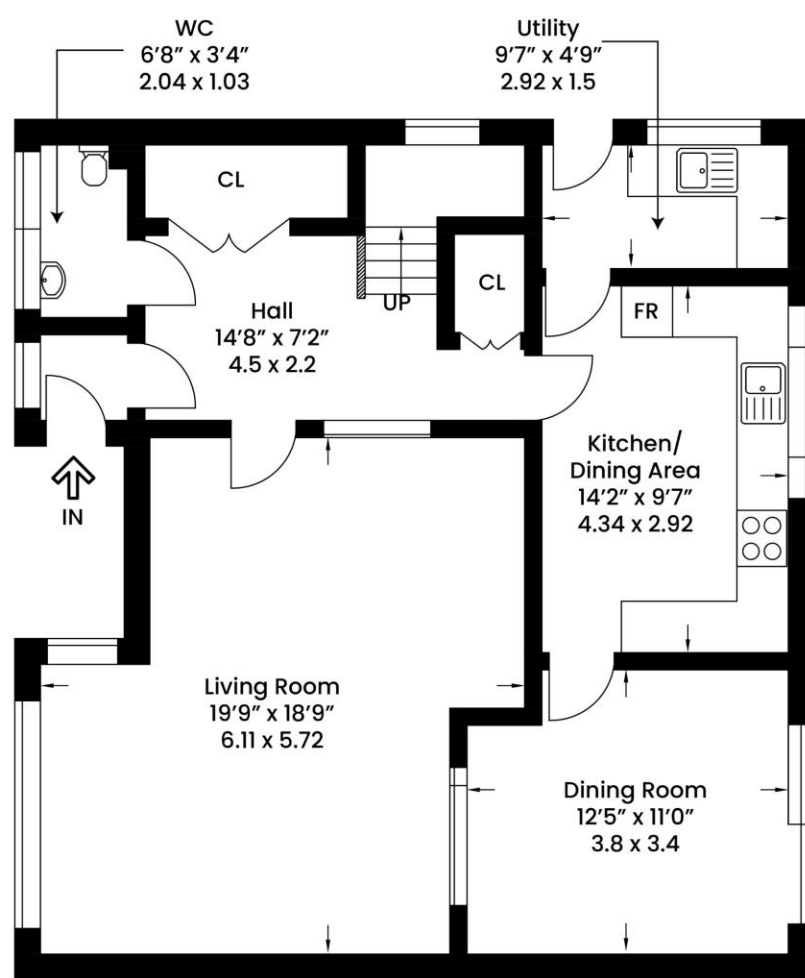
EXTERNAL

A driveway provides off street parking and leads to a double garage with remote controlled up and over door.

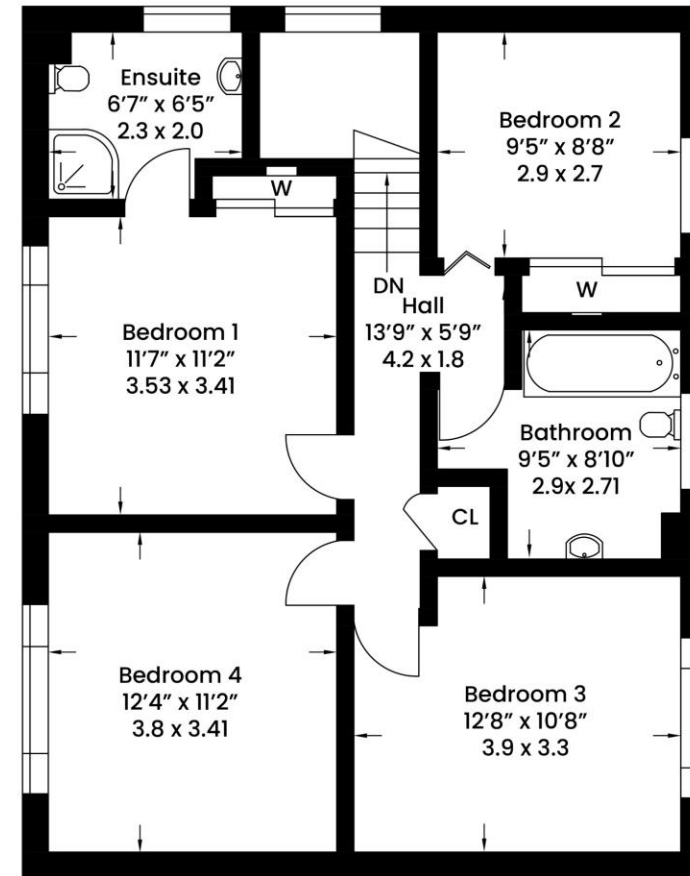
The front garden has been attractively landscaped and features a lawn bordered with a lovely array of established plants and shrubs.

The large rear garden is fully enclosed with gates either side of the house and features extensive lawns bordered with established plants, shrubs and trees. Decked area with space for garden furniture. The garden shed is included in the sale.

- Energy Efficiency Rating - D
- Council Tax Band - G



Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025