










Offers Over

£695,000

35 Malleny Millgate

Balerno | Edinburgh | EH14 7AY

A rare opportunity has arisen to purchase this exceptional and unique detached villa with impressive large garden, enjoying a tranquil setting in the charming village of Balerno.

-  5 Bedrooms
-  2 Reception rooms
-  2 Shower rooms
-  Substantial gardens
-  Driveway
Detached double garage
-  EPC Rating – E
-  Council Tax Band – H



Description

Built in the late 1980's this outstanding home has an enduring charm offering exceptional family accommodation in a much sought after location. The property has been lovingly maintained but would now benefit from a degree of modernisation, offering buyers the perfect opportunity to add value and put their own stamp on the accommodation. Providing the ideal setting for both family life and entertaining, the ground floor accommodation flows seamlessly. A welcoming reception hallway with window to the front of the house provides access to two large interconnecting reception rooms split by an inglenook fireplace. There is a generous kitchen/dining room overlooking the garden with a useful utility/boot room at the back. A 5th double bedroom on the ground floor offers flexible accommodation, suited to multiple uses. There is a guest cloakroom/WC and useful built-in storage space under the stairs. The stairs lead to a galleried landing on the first floor which offers excellent built-in storage space and a hatch giving access to further storage in the loft. The impressive principal bedroom is to the front of the house and has built-in wardrobes and a generous en-suite shower room. There are three further double bedrooms, all with built-in wardrobe space, and a modern family shower room with four piece white suite. Further benefits include gas central heating and full double glazing.



Extras

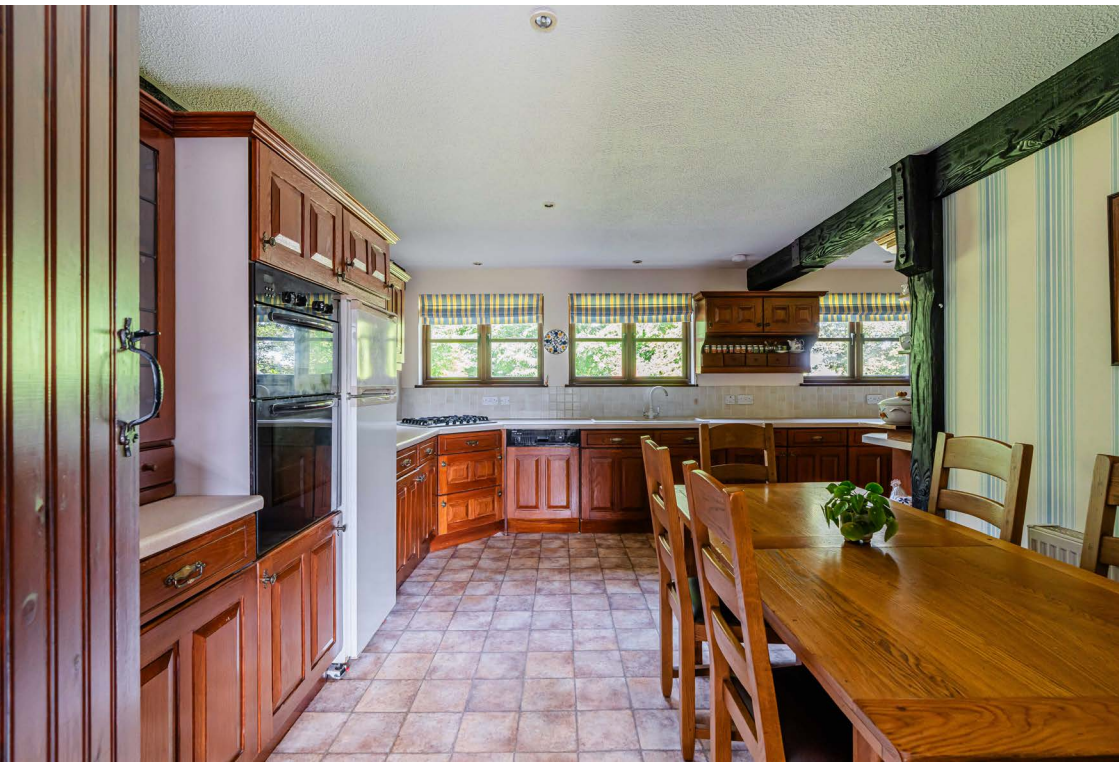
The white goods, carpets and fitted floor coverings, curtains, window blinds and light fittings are included in the sale/

Gardens and Garage

Of particular note are the considerable private gardens which surround the home, with the rear garden enjoying an elevated position above the Bavelaw Burn providing a tranquil soundscape, and bordered by beautiful mature trees which offer a high degree of privacy. The rear garden is predominantly laid to lawn with patio areas ideal for al fresco dining and with a summer house included in the sale. A large front garden sets the house back from the street and is again laid to lawn with mature shrub borders and pathway to the front door. A substantial driveway to the side of the property leads to the detached double garage. The garage has remote control doors, power, light and water supply and has a ladder leading to a large floored loft space/ games room. The garage offers ample scope for conversion to become further accommodation subject to the usual planning and consents.

Viewing

Please contact Neilsons on 0131 625 2222





Location

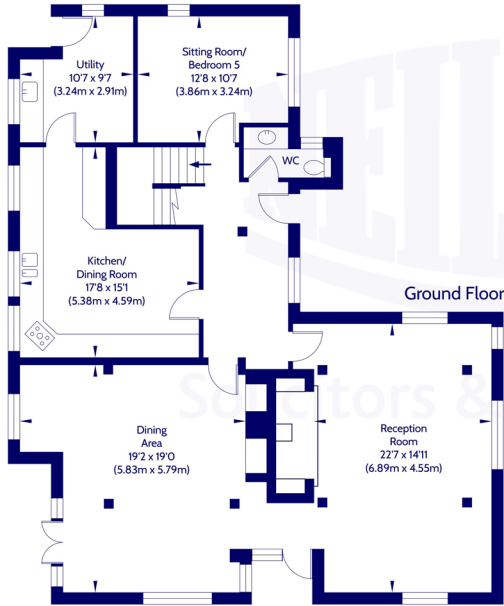
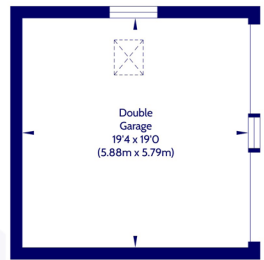
Malleny Millgate is beautiful treelined avenue, with no through-traffic located off Mansefield Road in the picturesque outskirts of Balerno, on the edge of the Pentland Hills regional park, an area of outstanding natural beauty. This charming village beckons with its idyllic setting and warm sense of community, offering residents and visitors a delightful escape from the hustle and bustle of city life whilst providing ample modern comforts with excellent local amenities. Popular with families, the village boasts highly regarded schools and great recreational facilities including a wealth of outdoor opportunities with walking routes and cycle paths and indoor sports facilities ensuring residents can stay active all year round. While Balerno delights in its quaint charm, it remains well-connected to the larger world. A short commute connects residents to the vibrant city centre of Edinburgh, where world-class amenities, cultural experiences, and thriving job opportunities await. Edinburgh International Airport and Scotland's central motorway network are also close at hand.



Approx. Internal Area 238.18 Sq M / 2563 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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