





This exceptional four bedroom home in Newmills Grove is perfect for a growing family, offering both space and versatility in a highly sought after location. Designed for modern living, the property provides a seamless balance of comfort and practicality, with ample room for both relaxation and work. Ideal for families needing flexible bedroom and office space, it caters to a variety of lifestyle needs. Lorna MacDonald and RE/MAX Property are delighted to present this outstanding family home to the market.

Balerno, Edinburgh, is a charming suburban village offering a blend of countryside beauty and modern convenience. Nestled at the foot of the Pentland Hills, it boasts an abundance of green spaces, including the Water of Leith Walkway and Malleny Garden, perfect for outdoor activities like walking, cycling, and hiking. The area has excellent leisure facilities, with nearby Dalmahoy Golf and Country Club, Currie Rugby and Football Club, Balerno Tennis Club and Midlothian Snowsports Centre. Local cafes, traditional pubs, restaurants and independent shops add to its welcoming atmosphere. Balerno is well-connected, with regular bus services providing easy access to Edinburgh city centre, while the City Bypass and M8 motorway are within close reach for commuters. Families benefit from top-rated schools, including Balerno High School and excellent primary options, and private education a short drive away. With its strong sense of community, green surroundings, and great transport links, Balerno offers an ideal setting for families and professionals seeking a peaceful yet well-connected lifestyle.

Front Garden & Approach

The inviting entrance is beautifully landscaped with a lush grassed area edged by mature planting, creating a charming first impression. A stamped concrete pathway with a tiled step leads gracefully to the front door. The spacious multi vehicle driveway, finished in matching stamped concrete, extends to the double garage, providing ample parking. Convenient access to the rear garden is available behind the garage.

Entrance Vestibule and Hallway

Entry to this inviting vestibule is through a part glazed upvc door which, alongside the adjacent window, allows natural light to enter. The décor begins with neutral walls, a feature pink wall and carpet flooring. There is a built in cupboard providing storage space. Two ceiling lights, power points, a smoke detector and a radiator are included.

Living Level Toilet

2' 10" x 6' 8" (0.87m x 2.04m)

This essential modern living space is finished with white and silver walls and carpet flooring. The suite features a back to wall toilet and a vanity sink. Natural light streams in through the large front window, complemented by a ceiling light and an illuminated mirror, creating a bright atmosphere. A radiator and a shaver socket add the final touches.

Lounge Area

14' 4" x 11' 1" (4.37m x 3.37m)

This space has light turquoise and white tones to the walls and carpet to the floor. A large, dual aspect, bay window to the front allows lots of natural light into the room, being further enhanced by two ceiling lights. An electric fire with a marble stone hearth creates a focal point in the room. A radiator, power points and a smoke detector are also provided.

Dining Area

28' 6" x 11' 1" (8.69m x 3.39m)

This versatile space flows effortlessly from the lounge, maintaining continuity with carpet flooring and white papered walls for a cohesive and inviting feel. A large rear facing window frames garden views while filling the room with natural light, complemented by a ceiling light for additional illumination. Thoughtfully placed power points and a radiator enhance comfort and functionality, making this space both practical and welcoming.

Second Lounge

17' 7" x 10' 9" (5.35m x 3.28m)

This versatile additional living space offers endless possibilities, whether as a lounge, home office, or even a fifth bedroom. The fresh white painted walls and plush carpeted flooring create an inviting and cosy ambiance. A front facing window and rear French doors allow natural light to flood the room, enhancing the bright and airy feel. An electric fire and surround create a central focal point in the room. Practical features like a ceiling light, radiator, and strategically placed power points add both comfort and convenience to this adaptable space.





Breakfasting Kitchen

9' 5" x 14' 7" (2.86m x 4.45m)

This well designed kitchen features wood cabinetry, paired with white marble effect work surfaces and white tile splashback for a coordinated look. The space is tastefully finished with peach and white walls and tiled flooring, creating a warm and inviting atmosphere. The kitchen is fully equipped with built-in appliances, including an eye-level oven, microwave and grill, a four ring induction hob, an integrated fridge, and a stainless steel extractor fan. The stainless steel sink, complete with a one-and-a-half bowl, drainer, and mixer tap, and waste disposal, adds both functionality and style. Natural light floods the room through the rear facing window. The layout allows for a fitted breakfasting table, perfect for casual dining. Additional features include a ceiling light, downlights, under cabinet lighting, a radiator, a heat detector and ample power points.

Utility Room

8' 3" x 1' 7" (2.51m x 0.48m)

The utility room offers a practical space, featuring magnolia painted walls and tiled flooring. It includes ample storage with both floor and wall units, finished with cream gloss fronts and complemented by a wood effect work surface. The room is equipped with an under-counter washing machine and dishwasher, both of which are included in the sale. A glazed upvc door provides convenient access to the side and allows natural light in, alongside the window. The utility area is completed with a stainless steel sink and drainer, mixer tap, tiled splashback, a radiator, an extractor fan, a ceiling light, and power points, ensuring the room is both functional and well equipped.

Stairs and Landing

The décor seamlessly extends up the staircase, where carpeted stairs and landing meet white walls with integrated mirrors. An integrated cupboard offers ample storage. The area is well lit by ceiling light. Additional features include a smoke detector, a radiator, an attic hatch and conveniently placed power points.

Primary Bedroom

11' 4" x 11' 8" (3.45m x 3.55m)

This delightful room features white painted walls, a feature blue painted wall and carpeted flooring. It boasts an integrated wardrobe, offering generous hanging and shelving space. The room is bathed in natural light from the window to the front of the property, further enhanced by a ceiling light. The space provides a radiator and power points.

En-Suite Shower

7' 10" x 6' 6" (2.38m x 1.98m)

The shower room is neutrally decorated with grey tiled walls, complemented by vinyl tile flooring. The suite features a corner shower unit with a mains powered shower and hand held shower, a sleek vanity sink unit and a back-to-wall toilet, offering both elegance and functionality. A side facing window, a ceiling light and downlights provide excellent lighting. The chrome towel radiator, shaver socket and mirrored medicine cabinet complete the room.

Bedroom Two

12' 6" x 11' 4" (3.82m x 3.45m)

This lovely room has been finished with neutral painted wend papered walls, and carpet to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. Power points and a radiator are also provided.

Bedroom Three

10' 6" x 12' 11" (3.21m x 3.94m)

Another great double bedroom, finished with pink and light turquoise painted walls, and carpet to the floor. A window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

Bedroom Four

9' 6" x 8' 10" (2.89m x 2.70m)

The fourth bedroom features light turquoise painted walls, a feature cork wall, and cosy carpeted flooring, creating a warm and inviting atmosphere. An integrated wardrobe offers ample hanging and shelving space. A further spacious cupboard provides storage space. A large window at the rear of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.





Family Bathroom

6' 9" x 9' 3" (2.07m x 2.82m)

This spacious bathroom is finished with tiled and papered walls and laminate flooring. A rear facing window fills the space with natural light, further enhanced by ceiling light. The suite includes an electric shower over a bath, a built-in vanity unit with an integrated sink and close coupled toilet. A radiator and a shaver socket complete this well-appointed space.

Garage

18' 10" x 16' 6" (5.74m x 5.04m)

The double garage which has an electric up and over door and a upvc door for rear access from the garden. Power points and a ceiling light complete this area.

Rear Garden

The fantastic, secluded garden serves as a superb outdoor retreat. Primarily laid to lawn, it features a paved patio area, perfect for outdoor dining or relaxation. Mature bushes and trees line the edges, adding natural beauty and privacy. Fully enclosed by fencing, the garden includes a convenient gate leading to the side of the garage. There is a further lockable cupboard, accessed externally, providing storage space – measuring – 3'08 x 11'01 1.129m x 3.396m. This well-designed space is ideal for both entertaining and quiet moments, creating a tranquil atmosphere.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

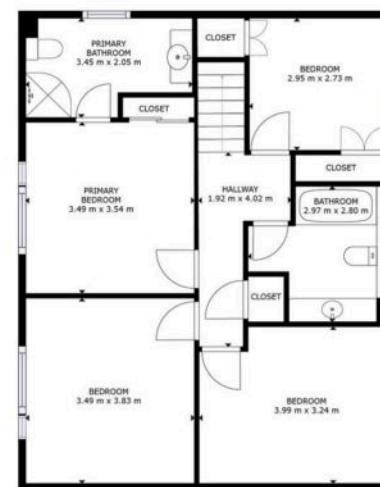
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 105 m², FLOOR 2: 72 m²
TOTAL: 177 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 105 m², FLOOR 2: 72 m²
TOTAL: 177 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.