






MANSFIELD ROAD

Balerno, Midlothian



AN EXCEPTIONAL DETACHED FAMILY HOME

Set within beautifully landscaped gardens, enjoying an idyllic semi-rural setting with uninterrupted views of the Pentland Hills, yet within easy reach of Edinburgh city centre.

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Local Authority: The City of Edinburgh
Council Tax band: G
Tenure: Freehold

Offers Over: £1,100,000



REDMOSS HOUSE

Tucked away in an enviable position on the edge of The Pentland Hills, Redmoss House presents a rare opportunity to acquire a substantial and beautifully appointed home that offers both privacy and convenience. Extending to approximately 3,154 sq ft, the property is set within immaculate landscaped grounds, with additional outbuildings, including a charming summer house, generator house, and a detached double garage.

The interior has been thoughtfully designed to accommodate modern family living with a balance of elegant reception space and generous bedroom accommodation. The heart of the home is the impressive kitchen and dining room, a superbly proportioned space featuring a large central island, and French doors opening directly to the garden.



The drawing room is beautifully designed and is flooded with natural light and enjoys tranquil garden views, while the sitting room and family room/study provide versatile additional living space.

The ground floor also benefits from a utility room, cloakroom/WC, and a welcoming hall and vestibule, all arranged around a central stair.

Upstairs, the principal bedroom has excellent wardrobe space and an en suite shower room, while the second bedroom also benefits from an en suite bathroom. Two further double bedrooms are served by a stylish shower room.

Approached via a gated driveway, the house enjoys a high degree of seclusion. The gardens have been beautifully landscaped with a mix of formal lawn, mature planting, woodland, and herbaceous borders, creating an exceptional setting. The fountain is a wonderful focal point while the terrace, accessed from the kitchen and sitting room, is south-facing and an ideal spot for enjoying the sun.



LOCATION

Redmoss House is located on Mansfield Road, just outside the popular village of Balerno, and enjoys a highly desirable position on the edge of the city, offering a superb blend of country living with excellent connectivity.

- Edinburgh city centre lies approximately 9 miles to the northeast and is easily accessed via the A70 or by public transport from Balerno or Currie.
- Edinburgh International Airport is just 7.5 miles away.
- Curriehill railway station, with direct services to Edinburgh Waverley, is around 2.5 miles away.

The area is well-served by a range of respected local and private schools:

- Dean Park Primary School and Balerno High School are both highly regarded local options.
- Merchiston Castle School, George Watson’s College, and George Heriot’s School are all within easy reach and offer private education of the highest calibre.

Balerno itself offers a selection of independent shops, cafés, and local amenities, while nearby Currie and Juniper Green provide further everyday facilities. The Pentland Hills Regional Park is on the doorstep, offering miles of walking, cycling and outdoor pursuits. For kayaking, swimming or paddleboarding enthusiasts, Threipmuir Reservoir is within easy walking distance.

This superb location offers all the advantages of peaceful rural living, with the convenience and amenities of the capital just a short journey away.

DIRECTIONS

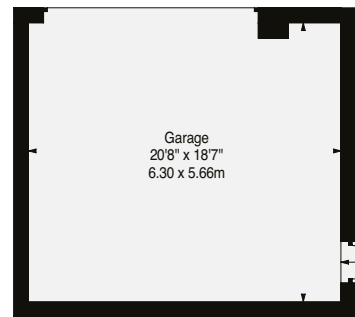
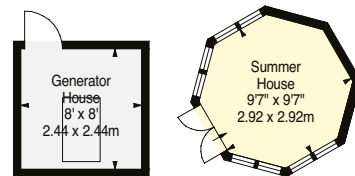
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- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings



Approximate Gross Internal Area:
Main House = 3154 sq ft / 293.01 sq m
Garage, Summer House & Generator House = 535 sq ft / 49.70 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

Edward Douglas-Home
0131 222 9600
edward.douglas-home@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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