

5 DALMAHOY FARM VILLAS

Long Dalmahoy Road

EDINBURGH, EH27 8ET

# Home

SALES & LETTINGS



NO 5  
DALMAHOY FARM  
VILLAS



FOUR



THREE



PARKING



2087 Sq Ft \*

DETACHED VILLA

PEACEFUL  
SETTING

SEMI RURAL  
EDINBURGH

GATED  
DEVELOPMENT

• Gross Internal Floor Space









# ACCOMMODATION

## *the highlights*



**OPEN PLAN FAMILY LIVING**

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**PEACEFUL SETTING**

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**GATED DEVELOPMENT**

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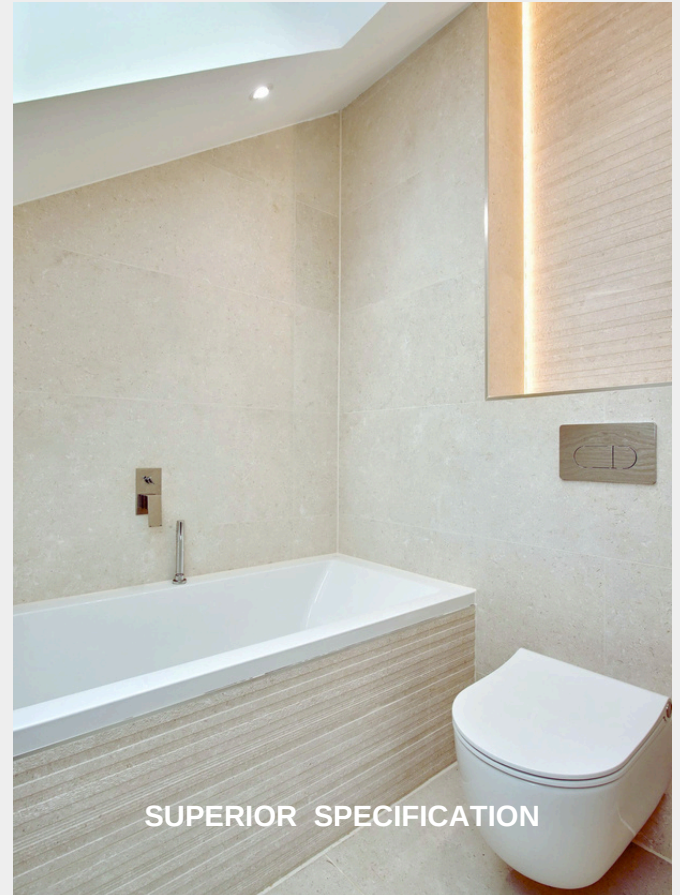
**EXCELLENT LOCAL AMENITIES**

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**ENERGY RATING - A**

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# DALMAHOY FARM VILLAS

## **Introduction**

Discover Dalmahoy Farm Villas, a collection of eight exceptional 4 and 5 bedroom homes in semi rural Edinburgh. Crafted to the highest standard, these homes combine modern luxury with unparalleled energy efficiency. From meticulously designed interiors to innovative sustainable features, Dalmahoy Farm Villas offer a unique lifestyle that blends comfort, style, and forward-thinking design.

## **Prime Location and Connectivity**

Tucked away in the serene countryside, Dalmahoy Farm Villas offer tranquility without compromise. Enjoy the peaceful surroundings of Semi-rural Edinburgh, with stunning views and open space, yet still be within easy reach of everything you need for modern life. Situated just minutes from Balerno and Currie Village, Edinburgh Airport, Heriot-Watt University and Dalmahoy Hotel, Golf and Country Club. Dalmahoy Farm Villas offer seamless connectivity. With excellent transport links to Edinburgh city centre and beyond, you're never far from the vibrant cultural, commercial, and educational opportunities the area has to offer.





# QUIET Sophistication

This home has been thoughtfully designed to offer exceptional space, flexibility, and comfort across every level. At the heart of the home is an expansive open-plan kitchen, dining and family area , a true showstopper, perfect for both everyday living and entertaining on a grand scale.

Complementing the main kitchen/family area is a separate lounge with formal dining, ideal for quieter moments or cosy evenings.

This bright, sociable space is beautifully connected to the outdoors, that provides a peaceful and sheltered spot for alfresco dining or simply enjoying the tranquil rural setting.

A practical Laundry room provides additional storage and laundry space, thoughtfully tucked away to keep the main living areas clutter-free.







# MODERN Elegance

## **Culinary Excellence**

At the heart of this home is a luxurious, contemporary kitchen designed by Porcelanosa. Featuring solid surface worktops, a Quooker Tap, and a full suite of premium AEG appliances, this kitchen is a dream for those who love to cook. The centre-piece, a sleek island with a downdraft induction hob, creates a seamless, modern aesthetic. With every element thoughtfully chosen, this space combines both style and practicality for an effortlessly refined cooking experience.

## **Luxury Bathrooms**

The bathrooms in this home are no less impressive, featuring luxurious large-format Porcelanosa tiles and a bathroom range that far exceed the typical standards of most new build homes. Every element has been meticulously designed and executed to the highest standards, from the polished finishes to the thoughtful layout, delivering a spa-like experience in your own home.





# SEMI RURAL Living

Upstairs, you'll find four generous double bedrooms, each offering excellent proportions, light, and privacy. The principal bedroom benefits from a stylish en suite, and the home includes a total of three luxurious bathrooms, each finished with Porcelanosa tiles and a high-quality sanitary range.

With a layout that adapts to modern family life, combined with superior materials and design, these homes offer not only generous accommodation but a standard of living rarely found in new build developments.

## **Unparalleled Specification Inside and Out**

The Nordan windows, patio screens, and doors are designed to invite natural light into every corner of the home, enhancing the sense of space and connection with the peaceful surroundings.

Externally, the property is finished with slate roofs, natural stone walls, lead detailing and zinc features, while external features are chosen for their durability and minimal maintenance.





### **Unparalleled Setting**

This is more than a home – it's an opportunity to experience a lifestyle of modern luxury, energy efficiency, and peaceful living in one of Edinburgh's most prestigious semi-rural locations.





# INTELLIGENT Design

## **Energy Efficiency at its Finest**

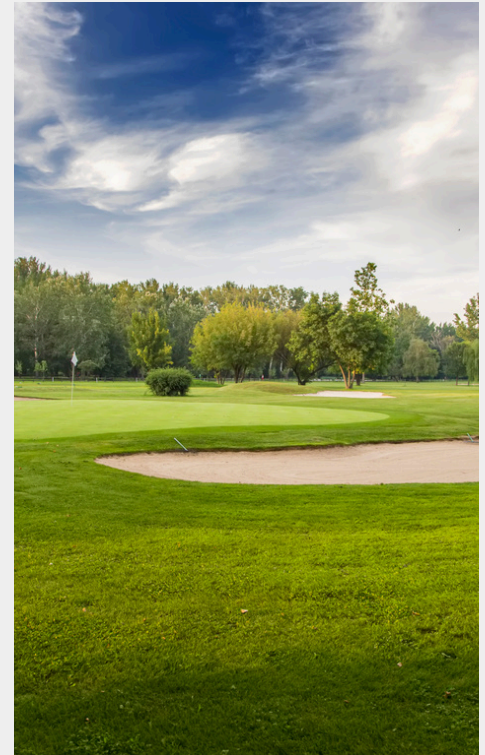
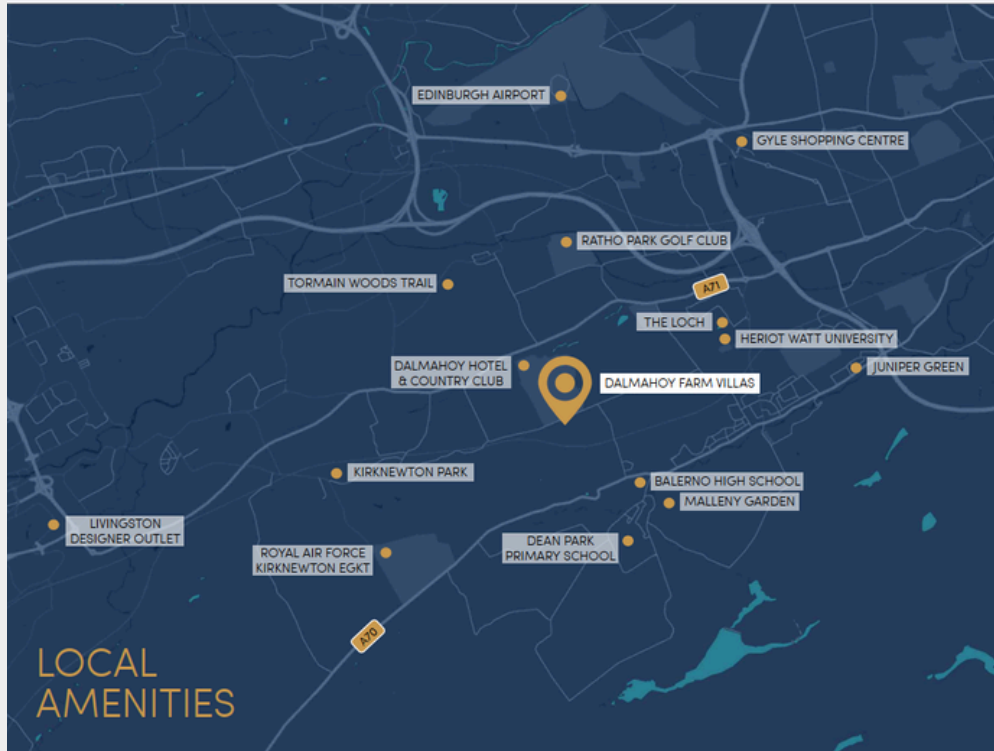
At the heart of these homes is a highly efficient air source heat pump system, providing heating and hot water. This cutting-edge technology draws heat from the air, significantly reducing the need for traditional gas or electric heating and ensuring lower energy bills.

In addition, each home is equipped with solar panels that harness renewable energy, powering your home in a sustainable manner. To cater for the growing shift towards electric vehicles, all properties come with a built-in electric vehicle (EV) charger as standard, ensuring you're future-ready.

The ground floor of each home features underfloor heating, not only enhancing comfort but also optimising energy use by distributing heat evenly. These measures help maintain a comfortable indoor temperature throughout the year while minimising heat loss and energy consumption.



# THE PERFECT Location

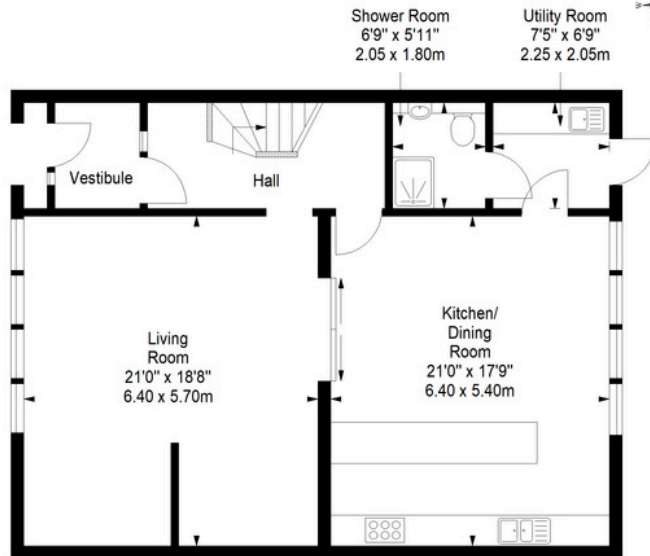


# DALMAHOY FARM Villas

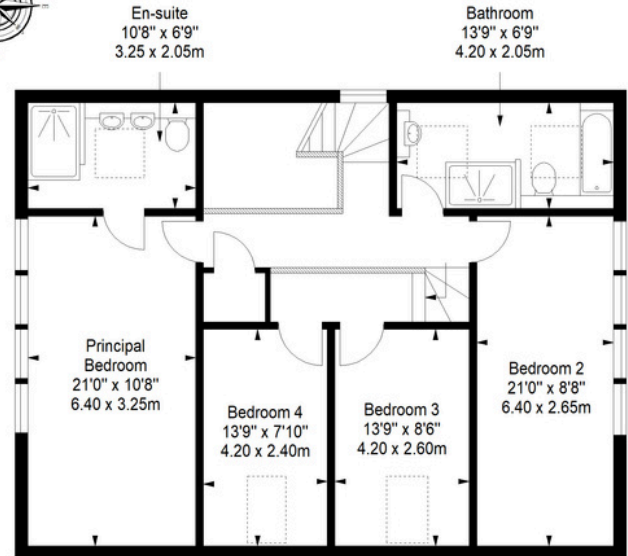


**Ground Floor**  
Approx. 96.3 sq. metres (1036.6 sq. feet)

Plot 5



**First Floor**  
Approx. 97.6 sq. metres (1050.6 sq. feet)



Total area: approx. 193.9 sq. metres (2087.2 sq. feet)



# DALMAHOY FARM VILLAS



## AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



## GOOD EATS

DALMAHOY HOTEL  
& COUNTRY CLUB

★★★★★

BALERNO  
INN

★★★★★

BRIDGE INN  
RATHO

★★★★★



## LOCAL RETAIL



15 MINUTES

GYLE SHOPPING  
CENTRE



17 MINUTES

ALMONDVALE  
RETAIL PARK



40 MINUTES

EDINBURGH  
CITY CENTRE



## SCHOOLS

DEAN PARK  
PRIMARY

BALERNO HIGH  
SCHOOL

RATHO  
PRIMARY

CURRIE  
COMMUNITY HIGH

CLIFTON HALL  
SCHOOL

HERIOT-WATT  
UNIVERSITY

# Home

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