



11 Millbank
BALERNO | EDINBURGH | EH14 7GA


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Nestled in a quiet cul-de-sac in the heart of Balerno, moments from the vast open countryside, excellent amenities and quick transport links is this spacious detached family home. Built by Cala homes the property spans an impressive 1,700 square feet and boasts a wide driveway, integral double garage, landscaped front and rear gardens, gas central heating and double glazing and would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboards, a bright dual aspect lounge with feature fireplace and French doors to the rear garden, a contemporary kitchen with attractive units, a formal dining room or additional bedroom, a useful utility room and a W/C compartment. The upper level enjoys a large master bedroom with double built-in mirrored wardrobes and elegant en-suite shower room, two further well-proportioned double bedrooms (both with built-in wardrobes), a main bathroom with three piece suite and the property is completed by a further bedroom or study which would make an ideal home office or snug and leads to the stunning sun room with full height feature windows which flood the room with an abundance of natural light. Externally the fully enclosed South-East facing rear garden offers a high degree of privacy and is split over two levels with mature plants and shrubs making an excellent space ideal for low maintenance.

All blinds, curtains, fixed lighting (inside and outside), freestanding dishwasher, induction hob, double oven and freestanding washing machine and garden shed all included. EPC Rating C. Council Tax G.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







- Detached family home in tranquil cul-de-sac
- Heart of Balerno location
- Close to excellent amenities, quick transport links and the green spaces of the open countryside and Pentland Hills
- Wide driveway and double garage
- Landscaped front and rear gardens
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary kitchen
- Formal dining room or downstairs bedroom
- Useful utility room and W/C
- Spacious master bedroom with en-suite shower room
- Two additional double bedrooms with built-in wardrobes
- Study or extra bedroom with sun room off



Balerno is a charming conservation village lying to the south west of Edinburgh close to the Pentland Hills and the Water of Leith. Local shopping is to be found within the village. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.





