










Offers Over

£840,000

Curriehill House, 4 Newmills Avenue

Balerno | Edinburgh | EH14 5SZ

Neilsons are delighted to offer on to the market, for the first time in fifty years, this truly spectacular detached period house which originally formed part of an opulent 16th century mansion house and its expansive grounds. The property is steeped in history and brimming with character and elegant period features, including working shutters in all the main rooms and dramatic high ceilings.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
-  Extensive driveway and double garage
-  Private gardens surrounding the house
-  EPC rating – D
-  Council tax band- G



Description

This unique home boasts breathtaking panoramic views towards Edinburgh Castle, Fife and the Pentland Hills and rests on a generous plot spanning approximately half an acre, incorporating verdant meticulously kept gardens, an extensive private driveway and double garage.

A true rarity in the Edinburgh market, this impressive house has been a well-loved family home for many years and though well maintained has excellent potential to remodel, renovate or extend to suit individual tastes and set-ups. As well as a substantial attic and generous plot, it is the current owners understanding that there is a substantial, presently unexplored basement ripe for further development.

The accommodation is accessed via an entrance vestibule and the ground floor briefly comprises: entrance hallway which is flooded with natural light and features a grand staircase with wrought iron balustrade leading to the upper level complete with high ceiling and large southwest facing window, generously proportioned bay fronted reception room with near floor-to-ceiling windows, intricate cornice work/frieze, beautiful original mouldings on the doors and a bright dual facing aspect, versatile dining/family room which features a focal solid fuel fire and exudes a lovely peaceful feel with pleasant leafy views over the garden via a large bay window, well equipped breakfasting kitchen which has been fitted with a variety of base and wall mounted units, with coordinated worktops, splash tiling and an assortment of built-in appliances, butler's walk-in pantry and utility room off, and convenient downstairs cloakroom.

On the upper level you have three generously sized double bedrooms all with spectacular open views and two with en-suite shower rooms, a cosy single bedroom with cleverly designed space-saving platform bed which would make an excellent child's bedroom, nursery or home office, and main family bathroom with three-piece suite, over-bath shower and splash tiling.



Extras

All curtains, blinds, light fittings, the washing machine and gas cooker/hob with extractor hood and electric food warming drawer will be included. The grand piano in the main reception room is available via separate negotiation.

Gardens and Parking

The house is surrounded by approximately half an acre of lovingly tended mature garden ground, comprising areas of lawn, well stocked planted beds, high mature hedgerow, fruit trees and flowering bushes. A haven for the green fingered, the gardens offer a delightful open space for all the family to enjoy all year round and have a lovely tranquil feel. The gardens are ample enough to allow for the construction of an eco-pod, summer house or modern style home office, as well as a potential extension to the main house, subject to obtaining the necessary consents. The front garden is accessed via a long private driveway which in turn leads to a substantial double garage, complete with living green roof, vehicle inspection pit/bay and electronically controlled up and over door. A central area is bordered by original stone building blocks and would lend itself well to a paved seating space with firepit or barbecue for entertaining in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Located just eight miles west of Edinburgh City Centre, the charming area of Balerno has a delightful village feel and offers a peaceful suburban setting close to some of Edinburgh's most beloved outdoor spaces. 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. The Pentland Hills Regional Park, Water of Leith Walkway and Colinton Dell are all within easy reach. Despite its quaint village feel Balerno remains well-connected to a host of nearby amenities. A short commute connects residents to the vibrant city centre of Edinburgh, and further retail facilities are available at Hermiston Gait and The Gyle Shopping Centre. Edinburgh International Airport and Scotland's central motorway network are also close at hand, as well as rail connections at nearby Curriehill station and frequent bus services to the city.





Approx. Gross Internal Floor Area 198 Sq M / 2132 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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