

27 NEWMILLS ROAD

Balerno, Edinburgh, EH14 5SU



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Neatly lawned gardens frame the property, with established shrubbery and flower borders

26 Balerno, Edinburgh

Balerno enjoys a feel of semi-rural charm, with easy access to city attractions




27 NEWMILLS
ROAD

PROPERTY NAME

27 Newmills Road

LOCATION

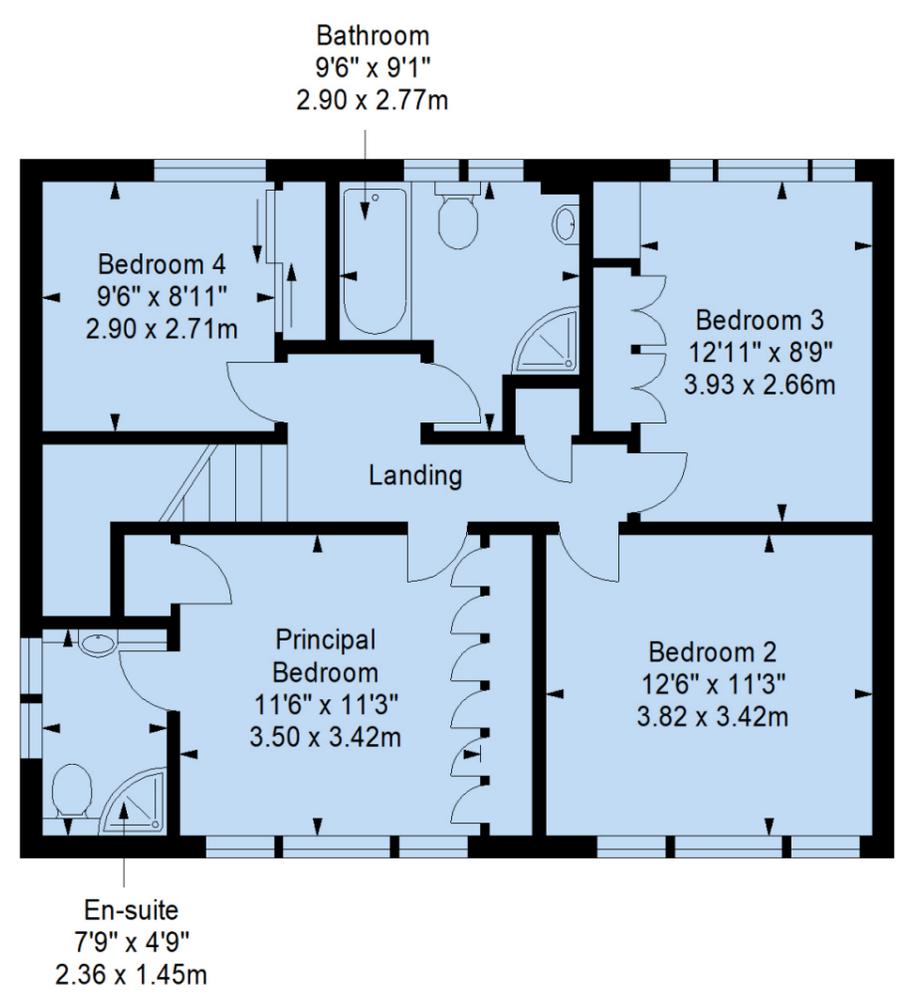
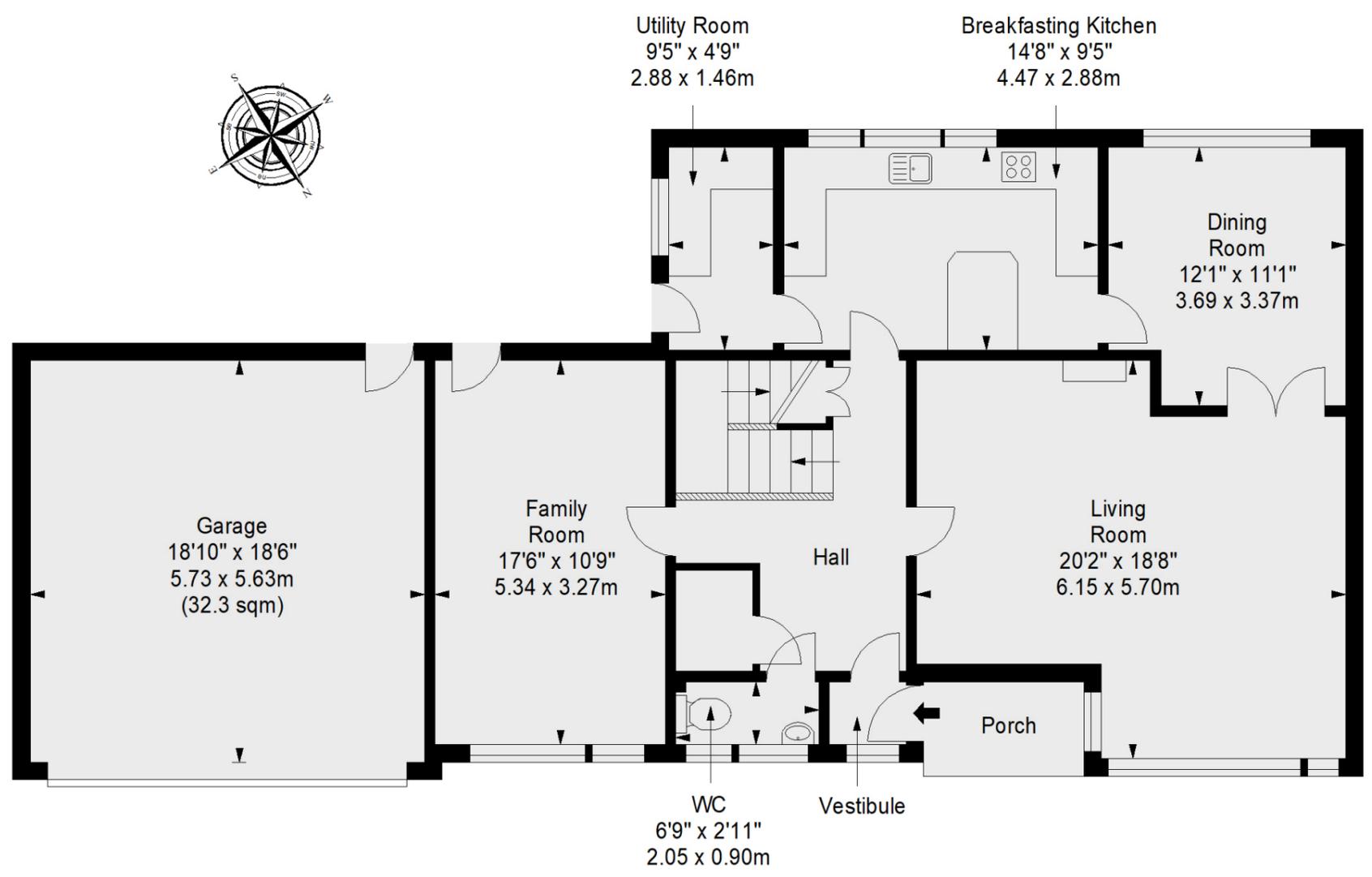
Edinburgh, EH14 5SU

APPROXIMATE TOTAL AREA:

172.1 sq. metres (1852.5 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



GENEROUSLY PROPORTIONED DETACHED HOME

Offering a spacious and functional family home in highly desirable Balerno, this four-bedroom detached house is ideal for those seeking a relaxed village lifestyle while remaining in easy reach of the capital. The appealing property sits on an expansive corner plot with attractive mature gardens that are secure and southwest-facing to the rear, alongside ample private parking with a driveway and attached double garage.



GENERAL FEATURES

Exclusive suburban setting in leafy Balerno
 Superb local amenities, including transport links and top-ranking schools
 Generously proportioned detached home on a corner plot
 Bright neutral interiors enjoying contemporary styling
 Excellent versatility for modern family living
 EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Vestibule and inviting entrance hall with storage and WC cloakroom
 Living room with living flame fire and French doors to:
 Southwest-facing dining room with garden and kitchen access
 Well-appointed southwest-facing kitchen with breakfast area and integrated appliances
 Separate utility room with white goods & garden access
 Versatile ground-floor family room – ideal study or playroom
 Principal suite with abundant storage and a bright, modern shower room
 Three further spacious bedrooms (two with built-in wardrobes)
 Bright bathroom with bath and separate shower
 Airy first-floor landing with storage and loft access

EXTERIOR FEATURES

Lawned gardens to three sides with attractive planting
 Expansive enclosed garden to the southwest-facing rear
 Private double-car driveway
 Attached double garage

SPACIOUS

suburban home with easy transport links and top-ranking schools

With a mid-20th-century suburban design promising abundant space and light, the home boasts generous room sizes and large picture windows, whilst tasteful neutral décor and contemporary finishes bring the interiors stylishly up to date. Modern family life is exceptionally well catered for with multiple living spaces and bathroom facilities, offering flexibility and convenience alongside plentiful built-in storage. Surrounded by leafy greenery and served by good local amenities, including top-ranking schools, the village of Balerno — now a suburb of Edinburgh — is a highly sought-after destination with excellent connectivity to the city centre and bypass.

A storm porch and bright vestibule provide a practical entrance to the home, where the hall features useful storage, a convenient WC cloakroom, and stairs to the first floor. It is an airy, fully carpeted space that creates an inviting first impression.





FLEXIBLE

reception spaces

Also benefiting from comfortable carpeting, the three reception rooms include an elegantly accented family room, offering excellent versatility as a playroom, home office, or snug, and a comfortably sized living room featuring a focal living flame fire and French doors into a southwest-facing dining room. The dining room flows naturally into the kitchen and onto the garden, completing a convivial ground-floor layout well suited for everyday family living and relaxed entertaining.



Living room with living flame fire and French doors to the southwest-facing dining room



SUN-FILLED



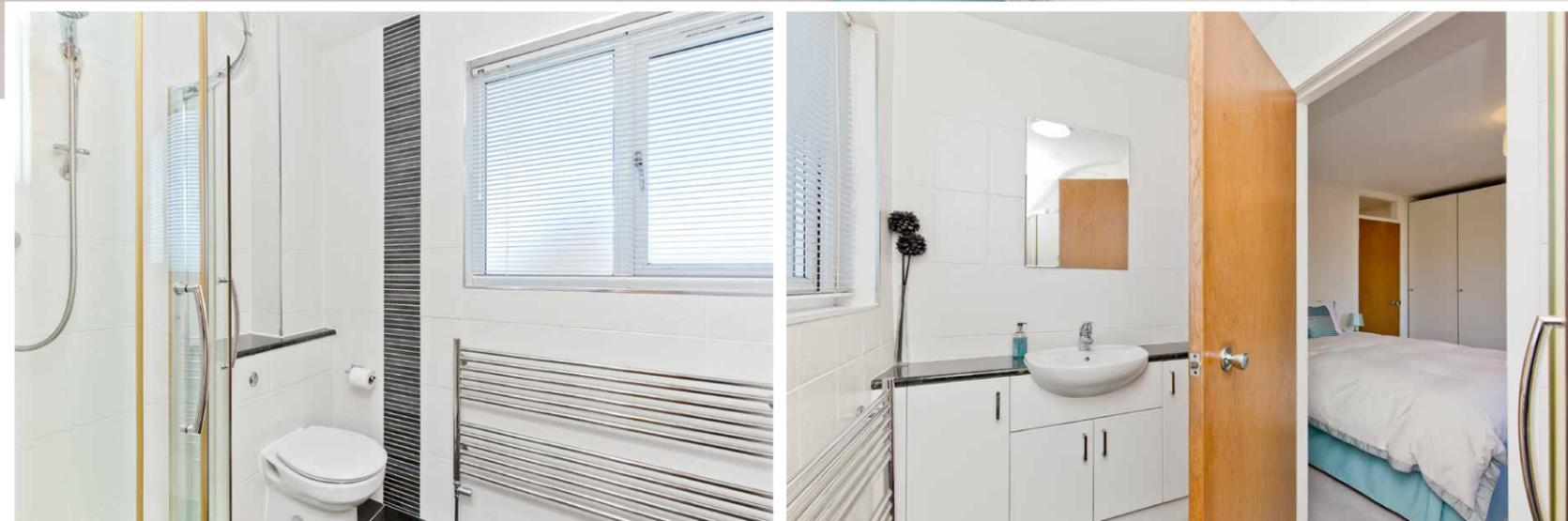
breakfasting kitchen with a utility room

Enjoying a southwest-facing garden outlook, the kitchen is an exceptionally well-appointed space centred around a seating peninsula for casual breakfasts and morning coffee. Shaker-style cabinets in ivory white are paired with dove-grey metro tiling, plus generous workspace and flooring in matching warm wood tones. Appliances comprise a semi-integrated tall fridge freezer and a fully integrated dishwasher, double oven, and induction hob with a feature chimney-style hood.



A bright adjoining utility room provides a discreet laundry area with garden access and freestanding white goods comprising a washing machine and tumble dryer.





The principal suite

The first-floor principal bedroom is softly carpeted and comes with a wealth of fitted storage, including wall-to-wall wardrobes. A bright, stylish shower room, with further vanity storage, completes this comfortable retreat.

THREE ADDITIONAL BEDROOMS



Two with built-in wardrobes

Also upstairs and carpeted are three further well-proportioned bedrooms ensuring ample space for family and guests. The two garden-facing bedrooms boast built-in wardrobes.



BATHROOMS



Four-piece bathroom

In addition to the downstairs WC and principal en-suite, there is a well-equipped family bathroom on the first floor. The bright, modern bathroom includes a bath, a separate shower, and excellent storage for toiletries.



SOUTHWEST-FACING SECURE GARDEN

Neatly lawned gardens frame the property, with established shrubbery and flower borders adding colour and visual appeal. The sizeable rear garden is enclosed and faces southwest, presenting a safe, sun-drenched space for family time and alfresco entertaining.

A front driveway leads to an attached double garage, providing extra parking and storage.

Extras: All fitted flooring, light fixtures, appliances, and most window coverings are included in the sale.



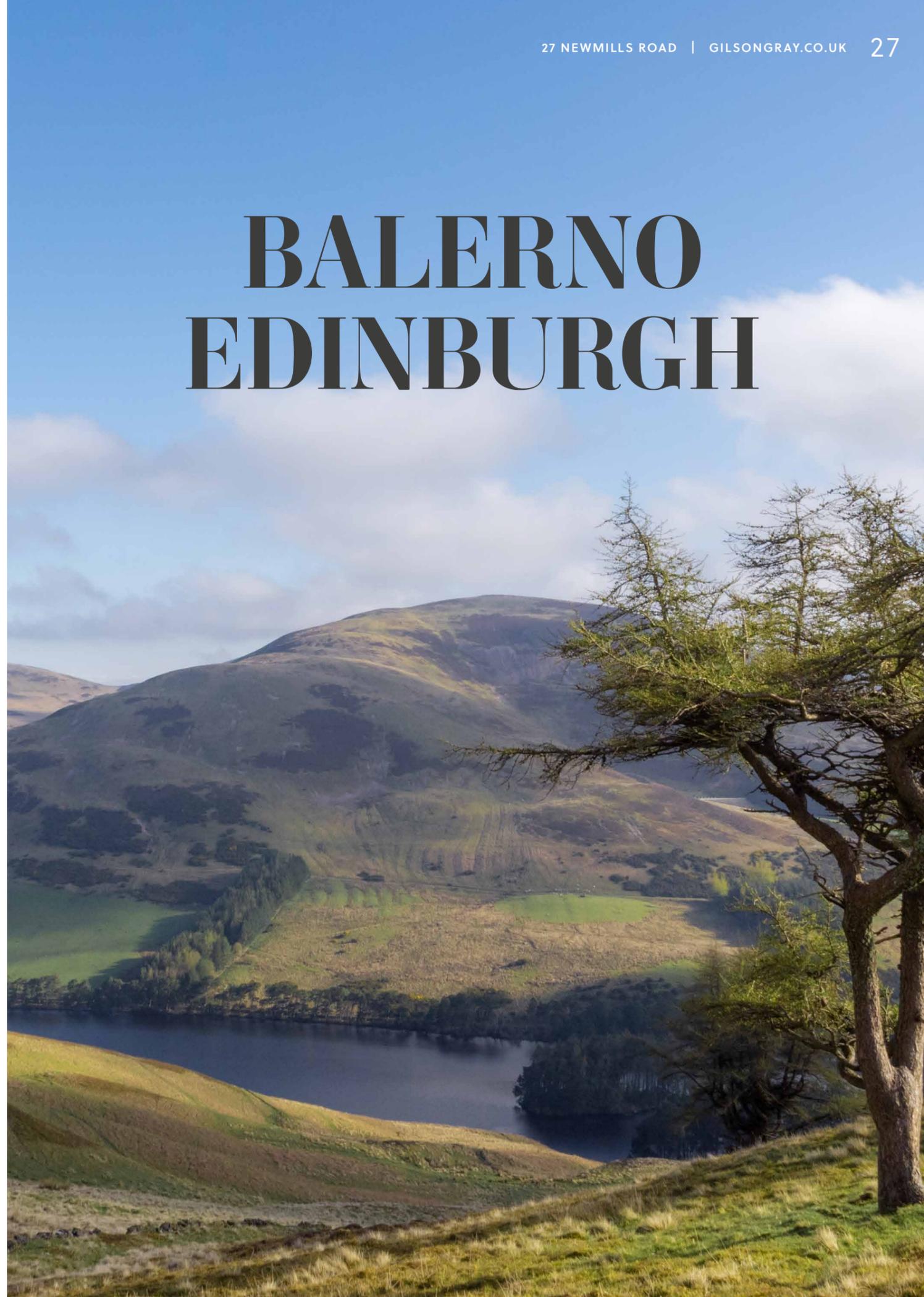
Nestled between the Pentland Hills and Water of Leith, Balerno enjoys a feel of semi-rural charm, with easy access to the city



Nestled between the Pentland Hills and the Water of Leith, the exclusive village of Balerno enjoys a feel of semi-rural charm, with easy access to city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away! The area caters for everyday needs with services including mini supermarkets, restaurants, traditional pubs, and a library, and the regular Balerno Farmers' Market

offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, and nearby Dalmahoy Golf and Country Club with a luxury spa.

BALERNO EDINBURGH





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