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10



Mansfield Road, Balerno, EH14 7LA

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# 10



## Mansfield Road, Balerno

Set within a small and exclusive development in the heart of Balerno, 10 Mansfield Road is an impressive five-bedroom detached home offering an exceptional amount of space, beautifully maintained gardens and a wonderfully convenient village setting.

The accommodation begins with a welcoming vestibule opening into a particularly generous central hallway. From here, the ground floor flows naturally into a choice of versatile living spaces. A spacious dual-aspect living room is an inviting space with a feature fireplace creating a natural focal point. A separate formal dining room provides further flexibility. The kitchen/dining room offers plenty of space for informal dining and is complemented by a separate utility room. A ground floor WC completes the accommodation on this floor.

Upstairs, five double bedrooms are arranged around an impressive galleried landing. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the property is surrounded by beautifully maintained wrap-around gardens, combining established lawns, mature planting and a sheltered paved patio that provides an attractive setting for outdoor dining and entertaining. The integral double garage provides excellent additional storage and parking.

### *What's special about this house*

- Small and exclusive development in the heart of Balerno, combining a peaceful residential setting with excellent access to village amenities.
- Impressive dual-aspect living room with feature fireplace and French doors opening directly onto the paved patio and gardens.
- Separate formal dining room providing valuable additional reception space and flexibility for family living.
- Generous kitchen/dining room complemented by a separate utility room with direct access to the rear garden.
- Five double bedrooms arranged around a spacious galleried landing, creating an impressive sense of space on the upper floor.
- Principal bedroom with en-suite facilities, alongside a well-appointed family bathroom serving the remaining bedrooms.
- Beautifully maintained wrap-around gardens with mature planting, lawned areas and a sheltered patio for outdoor dining.
- Integral double garage with internal access, providing excellent parking, storage and everyday practicality.









# Location and Amenities

- Balerno is a thriving village community with traditional pubs, convenience stores and eateries.
- The area benefits from superb social, cultural and sporting opportunities.
- Oriam, Scotland’s Sports Performance Centre, is nearby on the Heriot-Watt University campus. The International Climbing Arena is close by, as well as Dalmahoy Golf and Country Club.
- The Pentland Hills Regional Park is accessible by foot from the property, excellent for walking, cycling, fishing and hacking.
- Edinburgh city centre is just 7 miles away.
- Mainline rail connections to Edinburgh and Glasgow from Curriehill station (2.3 miles).
- National and international flights from Edinburgh Airport - just 6.8 miles away.

*“An impressive five-bedroom family home where generous proportions, beautiful gardens and an exclusive Balerno setting come together”*

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Home Report valuation | £675,000                                        |
| Internal floor area   | 200m2                                           |
| School catchment      | Dean Park Primary School<br>Balerno High School |
| EPC Rating            | Band C                                          |
| Council tax band      | Band G                                          |
| Train station         | Curriehill Railway Station                      |

## Extras

All white goods, all curtains, all blinds, all fittings/rails, TV in lounge and TV in upstairs lounge are included



## Dimensions

### Ground Floor

|                        |              |
|------------------------|--------------|
| Living Room            | 5.54 x 5.49m |
| Kitchen/Breakfast Room | 5.21 x 3.10m |
| Utility                | 2.00 x 1.60m |
| Dining Room            | 4.37 x 3.10m |
| WC                     | 1.90 x 1.10m |
| Garage                 | 6.17 x 5.36m |

### First Floor

|           |              |
|-----------|--------------|
| Bedroom 1 | 5.23 x 4.19m |
| En-suite  | 2.90 x 1.30m |
| Bedroom 2 | 4.57 x 3.48m |
| Bedroom 3 | 3.78 x 3.00m |
| Bedroom 4 | 4.39 x 3.02m |
| Bedroom 5 | 3.81 x 3.02m |
| Bathroom  | 3.10 x 1.70m |

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Lucy Forbes  
Property Manager

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