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Offers Over

**£800,000**

# Plot 6 Long Dalmahoy Villas

By Kirknewton | EH27 8EE

A meticulously designed new build detached villa, forming part of a boutique gated development, set within rolling fields and countryside just outside of Balerno with easy access to Edinburgh city centre and the bypass.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Multi car driveway
-  Gardens to front and rear
-  EPC rating – A



## Description

Built with modern family living firmly in mind, this impressive new-build detached villa combines contemporary style with exceptional practicality. An A-rated energy efficiency rating, solar panels and EV charging offer an environmentally conscious and cost-effective home, while the stylish and highly flexible interior is perfectly suited to the demands of modern family life, including those balancing busy home-working careers with family commitments.

The stylish interior is in immaculate move-in ready condition throughout and briefly comprises: a spectacular open plan reception/dining kitchen with Porcelanosa tiled floor/underfloor heating, a light south facing aspect with doors opening out to the front garden and ample space to allow for a variety of configurations. The high spec kitchen has been fitted with a range of sleek contemporary units, with cleverly integrated appliances and focal island with tasteful downlighting. Off the reception you have a versatile family/sitting room which would also work well as a playroom for children or additional home working space. The downstairs area concludes with a single bedroom/home office, a useful utility room and convenient downstairs WC.

On the upper level you have a generous south facing principal bedroom with spectacular open views over the surrounding countryside, dramatic high ceiling and luxury en-suite shower room with twin sinks, neutral tiling and tasteful modern fittings. There are three further double bedrooms (one with en-suite) and the main family bathroom with generous proportions, sleek three-piece white suite, Velux style window and lit display shelving.

*The property has been virtually staged to show the effect of a makeover. Some of the rooms are currently empty and the original photos have been included for ease of reference.*



## Extras

The property will be sold as seen with all fixtures, fittings, floor coverings, white goods and integrated appliances.

## Gardens and Parking

To the front of the house is a substantial private garden which has been laid to lawn with planted borders. An extensive monobloc drive provides superb off-street parking for numerous cars. To the rear is a low maintenance walled garden which enjoys a leafy mature tree backdrop adjacent to Dalmahoy Country Clubs famous golf course.

## Viewing

By appointment through Neilsons (0131 625 2222).



Virtually Staged by Neilsons





## Location

Enjoying a peaceful semi-rural setting, the property is ideally positioned just a mile from the popular village of Balerno, offering an excellent balance of countryside living and easy access to Edinburgh. Balerno provides a good range of local amenities, including shops, cafés and good local schooling, while the surrounding area is particularly appealing for those who enjoy walking, cycling and outdoor pursuits.

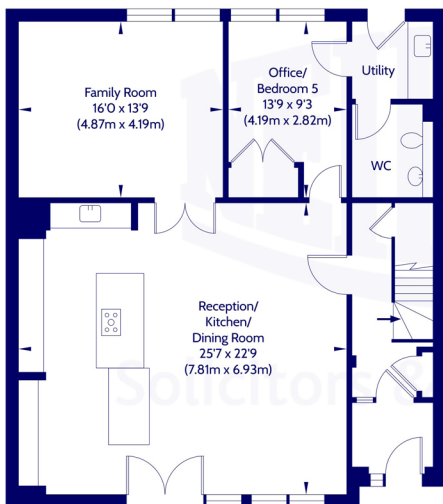
The Water of Leith Walkway and Pentland Hills are both close by, providing beautiful countryside and extensive opportunities for recreation. Despite its rural feel, the property is well connected, with regular bus services into Edinburgh, nearby rail connections and easy access to the City Bypass and wider motorway network. Edinburgh Airport is also readily accessible, making this a highly convenient location for both family life and commuting.



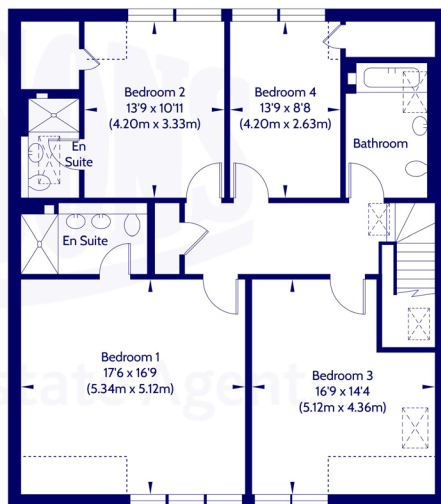


Approx. Gross Internal Floor Area 210 Sq M / 2264 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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