



11 Whitelea Road, EH14 7HE

Balerno -



HOMETOWN  
ESTATE AGENTS







Set within the ever-popular village of Balerno, this superb semi-detached home offers stylish, move-in-ready living in a fantastic family-friendly location. Beautifully presented throughout and thoughtfully upgraded by the current owner, the property combines modern finishes with bright, welcoming interiors, making it an ideal home for a wide range of buyers. Perfectly positioned within close proximity to the highly regarded Balerno High School, the home also benefits from easy access to excellent local amenities, scenic walks, and transport links into Edinburgh, while Balerno itself is loved for its strong sense of community, charm, and abundance of outdoor space, including nearby reservoirs, the Pentland Hills and the Water of Leith walkway.

To the front, the property enjoys an attractive garden laid to lawn with a pretty tree and shrubs creating a lovely first impression. A driveway provides off-street parking for two cars and leads to the garage, which benefits from a roller door, power and light.

A double-glazed porch with a sliding door provides a practical entrance to the home and leads into the welcoming hallway. From here, access is provided to the lounge/diner and the carpeted staircase to the upper landing, complete with stylish feature lighting. A handy storage cupboard allows everyday items to be neatly tucked away.

The bright and spacious open-plan lounge/diner is a wonderful space for both relaxing and entertaining. A large picturesque window overlooks the front garden, flooding the room with natural light, while crisp white decor and a contemporary slatted feature wall add to the modern feel. Laminate flooring flows throughout, and the dining area enjoys French doors opening directly onto the decking and rear garden, seamlessly connecting indoor and outdoor living. A door leads through to the upgraded kitchen.

The kitchen has been beautifully modernised and features sleek high-gloss base and wall units complemented by tiled-effect splashbacks and laminate flooring. Integrated appliances include an oven, hob and hood, while a window overlooks the rear garden. A further door leads to the utility/laundry room.

The utility room is an excellent additional space, currently housing the integrated fridge/freezer and accommodating two washing machines, while still offering flexibility for a tumble dryer if desired. Doors provide convenient access to both the garage and the rear garden.

Upstairs, the home continues to impress with three well-proportioned bedrooms, all carpeted for comfort. There is also access to the loft, along with an additional shelved storage cupboard on the landing. Bedroom one is a generous double room positioned to the front and benefits from fitted wardrobes spanning one wall. Bedroom two is another spacious double overlooking the rear garden and features a striking slatted feature wall. Bedroom three is another sizeable bedroom with built-in storage and charming wall panelling in soft pink tones.

Completing the accommodation is the stylish shower room, finished with a chic modern feel and comprising a white WC, wash hand basin set within a vanity unit and a shower cubicle. Sleek wet wall panelling and a rear-facing window complete the space beautifully.

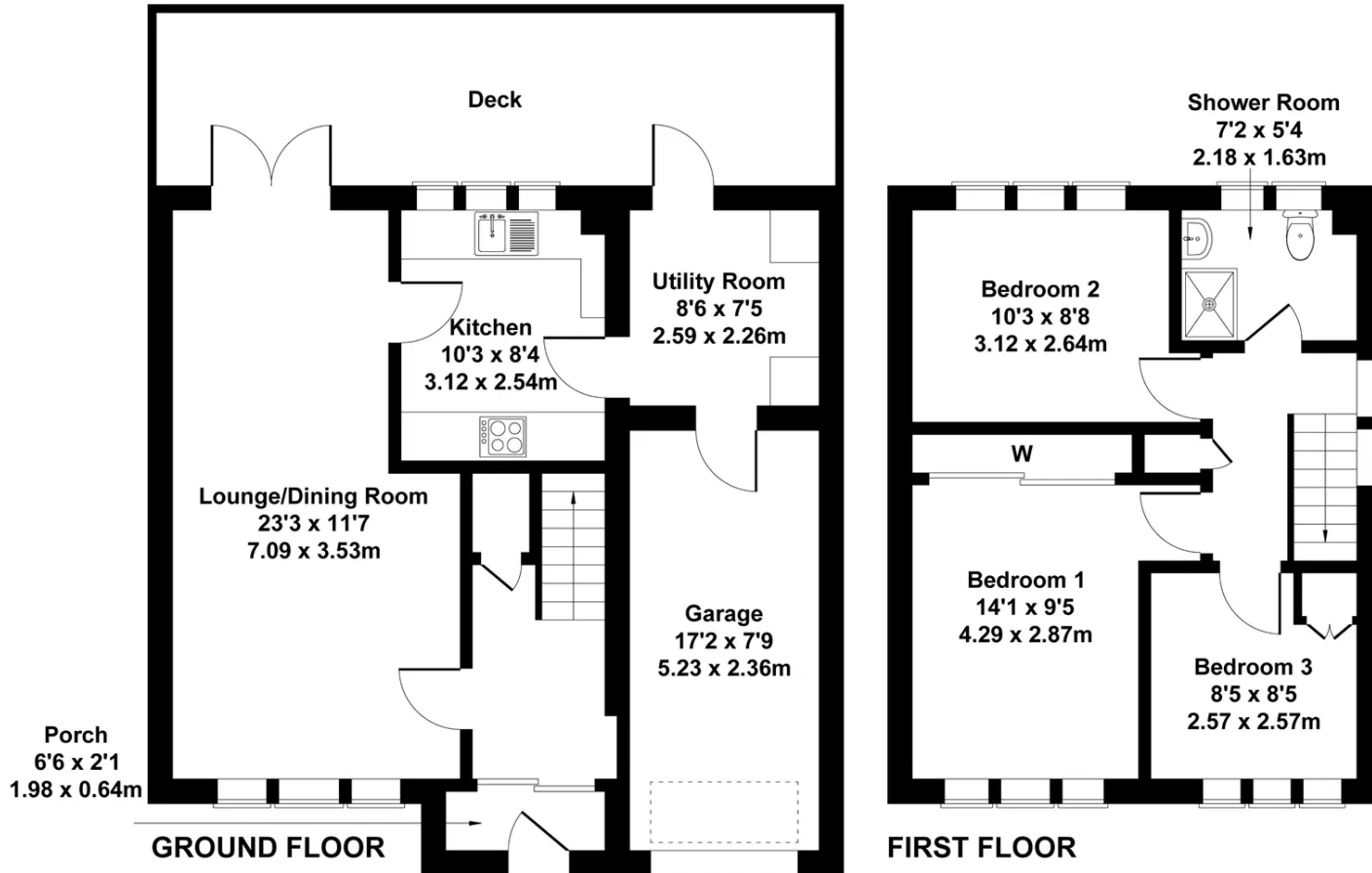
The rear garden is a true delight and offers a fantastic outdoor space to enjoy year-round. A roofed pergola creates the perfect spot for relaxing or entertaining outdoors, while the garden itself is laid to lawn with raised sleeper beds adding character and colour. A wonderful extension of the home, this is an ideal space for families, gatherings and summer evenings alike.

Extras: Floor coverings, blinds, light fittings, integrated oven, hob, hood, fridge/freezer, curtains, pergola and wall hung unit in the lounge.



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Approximate Gross Internal Area  
1081 sq ft - 100.4 sq m



Not to Scale. Produced by The Plan Portal 2026  
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