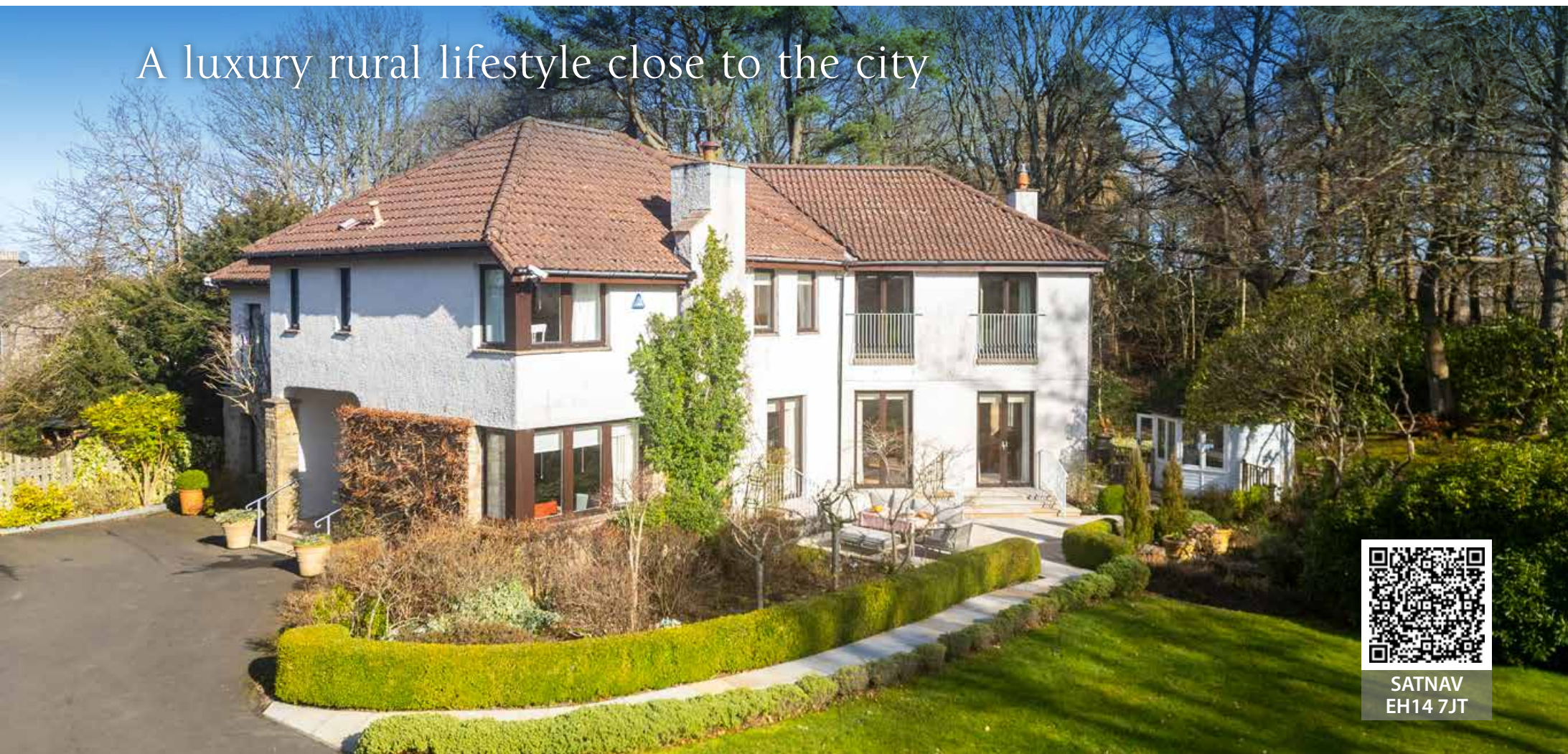


REDMOSS HOUSE, MANSEFIELD ROAD, BALERNO



A luxury rural lifestyle close to the city



SATNAV
EH14 7JT

Helping you to locate the finest property



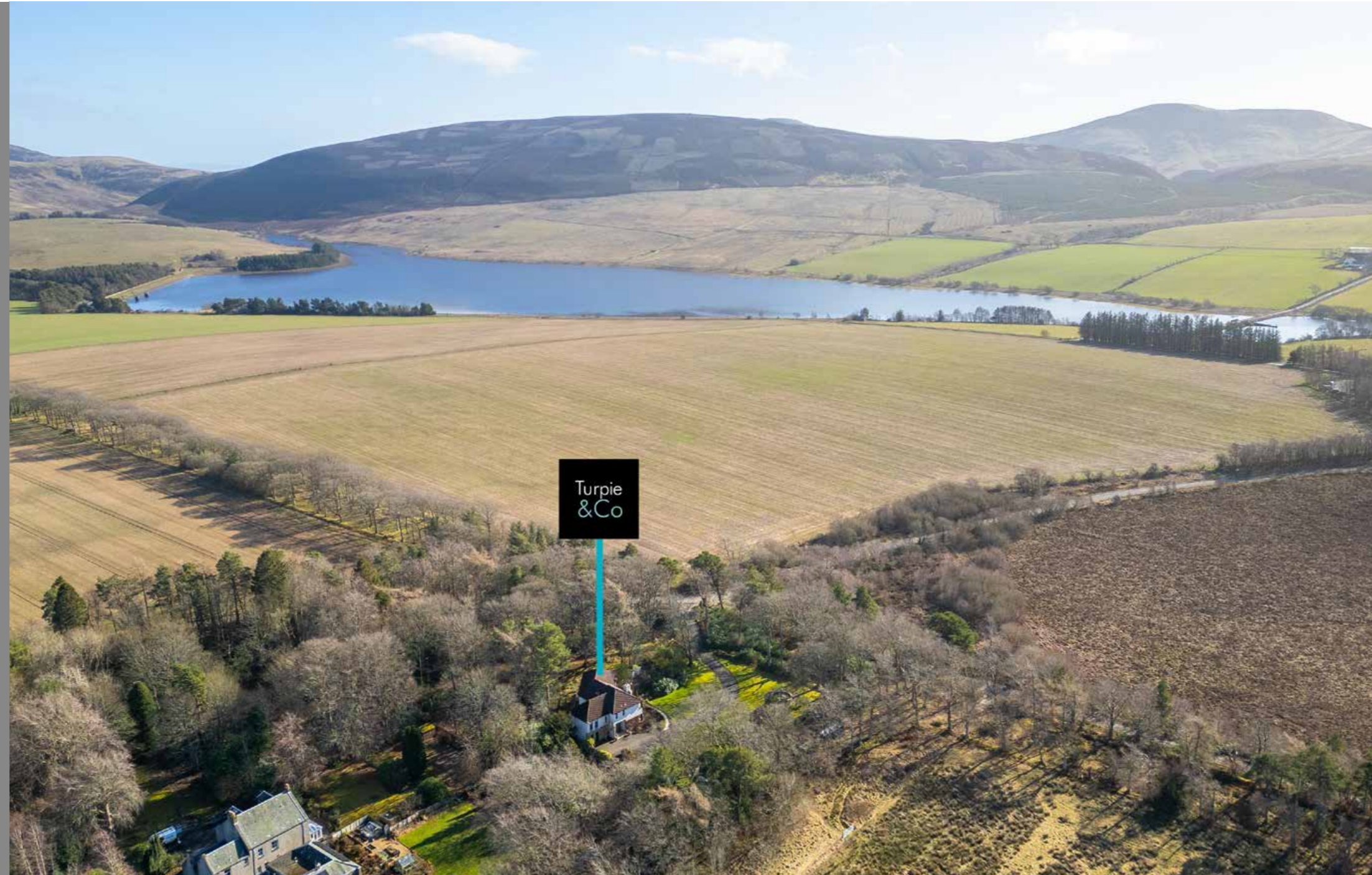
At Turpie & Co, we have always believed that selling fine homes requires a special approach - one that is centred on understanding people and property. It's about helping you to find the right

property for your lifestyle, giving you the information you need to gain an impression of what it's really like to live in a particular house and in a particular location.

It's a highly individual way of selling houses; it's why we call such properties 'Turpie Prestige'. The name also reflects our commitment to providing you with the highest level of service; all 'Turpie Prestige' campaigns are personally handled by one of our directors.

Redmoss House offers a luxury rural lifestyle close to the city. Sitting serenely in 1.2 acres of grounds, the spacious and flexible accommodation benefits from modern yet characterful design and exceptionally high quality finishes.

We welcome your enquiries at all times and look forward to speaking to you, whether you simply wish to find out more about Redmoss House or wish to arrange a viewing.



Key features:

- Secluded location offering peace and privacy
- Modern design with exceptionally high quality build and finishes
- 4 bedrooms, master with en-suite
- 3 public rooms, one with a wood burning stove and one with a feature gas fire
- 1.2 acres of thoughtfully landscaped gardens
- Summer house with heating
- Detached double garage
- Generator to by-pass occasional rural power cuts





An acre of heaven



All the best elements of a rural lifestyle just a short distance from the capital city: this enviable location of Redmoss House is just one of its highly desirable features. Designed and developed by two generations of the family over the past 30 years, the owners were committed to making it luxurious to live in, convenient to run, and aesthetically beautiful, indoors and out.

Sitting serenely in 1.2 acres of grounds on the edge of the Pentland Hills Regional Park, the spacious and flexible family accommodation benefits from modern yet characterful design and exceptionally high quality build and finishes.

"When you create an acre of heaven, they come," says the reluctant seller, describing the birds and wildlife they frequently spot in the beautiful grounds around the home; but the same applies to family and friends. Redmoss House is at its very best filled with family and friends gathered to create memories both at special times and quality everyday life.



Vibrant home, vibrant community



Redmoss House is one of a small number of homes in this exquisite location, offering peace and privacy without isolation. The quiet environment and neighbourly community make it a safe space for children to play and grow, and there is plenty of space to support the whole family's needs, be that working from home, entertaining, socialising or unwinding.

The villages of Balerno and Currie are vibrant communities with pubs, restaurants and convenience stores, as well as a rich variety of social, sporting and cultural opportunities. The Pentland Hills ("Edinburgh's backyard") are accessible on foot from the doorstep, offering countless trails for walking, running, dog walking, hacking or cycling. The reservoirs within the Pentlands are available for fishing, and there are golf courses within easy reach. Excellent commuter links to Edinburgh city centre, Glasgow and beyond make it very well connected.



Timeless style and durability

Step into the welcoming entrance hall and onto the warmth and practical beauty of solid oak flooring. Solid hardwood is one of the hallmarks of Redmoss House, with all flooring, doors, cabinetry and the home's two staircases crafted from oak and elm. It's an investment in timeless style and durability that characterises the whole property.

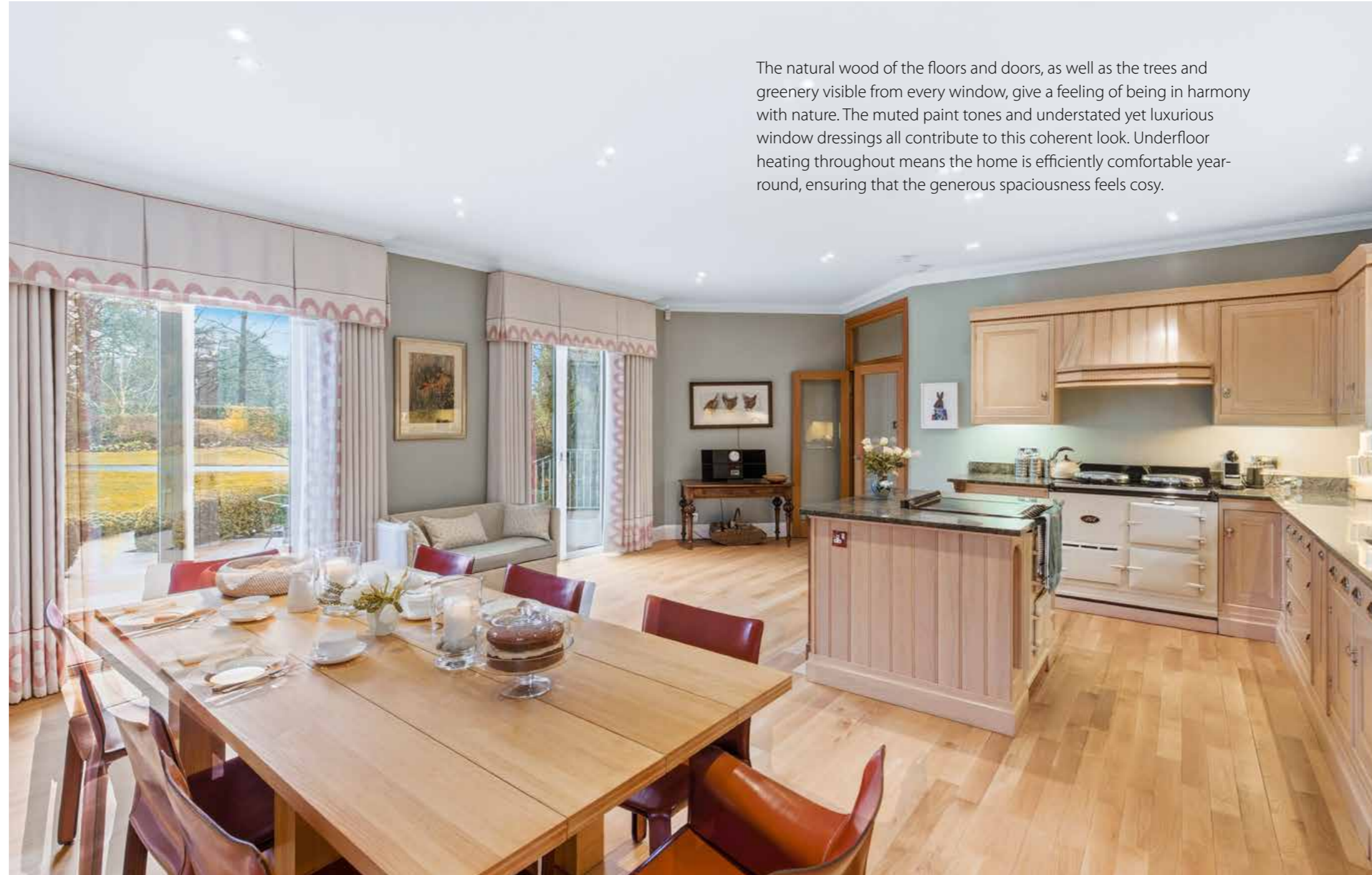


An arched opening invites you through to the hallway leading to the heart of the home – the light-drenched kitchen and family dining area. Here, kitchen cabinetry in limed elm beautifully

balances a contemporary look with the country setting. Topped with granite work surfaces, this kitchen effortlessly handles the food and entertaining requirements of a busy family. An Aga range cooker, the quintessential country kitchen oven, has been meticulously cared for and is supplemented by an electric Aga Companion oven and hob integrated in the large island bench.

Two sets of south-facing French doors, dressed in beautiful drapes, provide year round views of the garden and give access to the paved patio, seamlessly extending the social area when thrown open in the summer for al fresco dining.

The natural wood of the floors and doors, as well as the trees and greenery visible from every window, give a feeling of being in harmony with nature. The muted paint tones and understated yet luxurious window dressings all contribute to this coherent look. Underfloor heating throughout means the home is efficiently comfortable year-round, ensuring that the generous spaciousness feels cosy.



There is a utility room adjacent to the kitchen, with plenty of extra storage space and a sink unit, and an external door to the back garden.

Other ground floor accommodation includes a large, formal sitting room which also has French doors opening onto the dining patio for summer days, and a wood burning stove for cosy nights. A further spacious room is currently being used as an office but could be a games/TV room, music room or extra bedroom. It is strikingly floored in warm-toned terracotta tiles and incorporates a large walk-in storage area. There is a downstairs WC.



Luxurious lingering

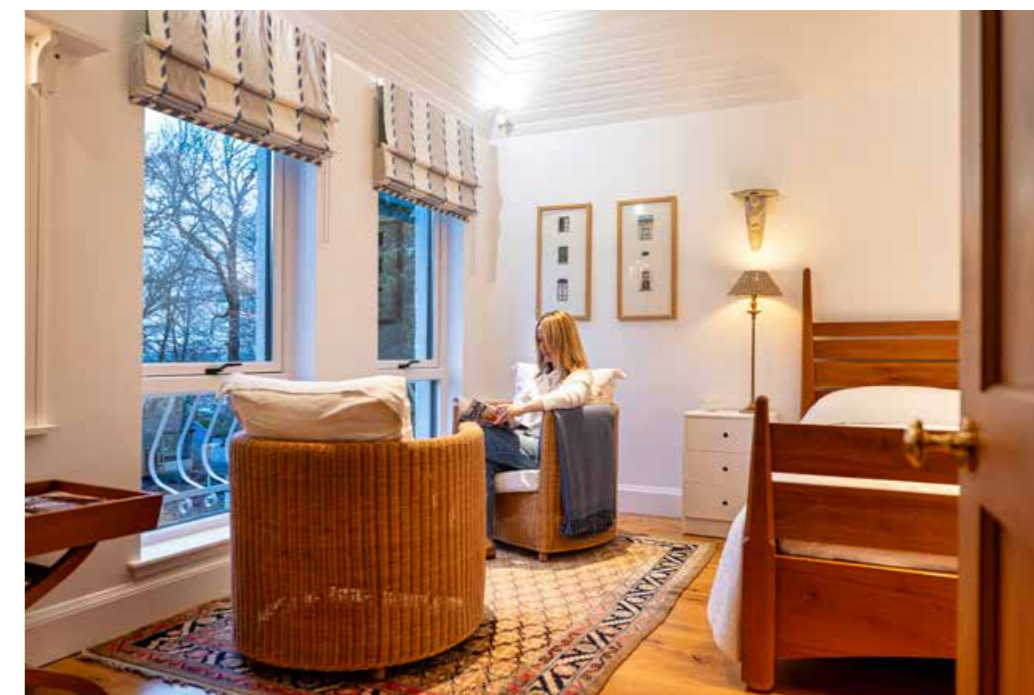
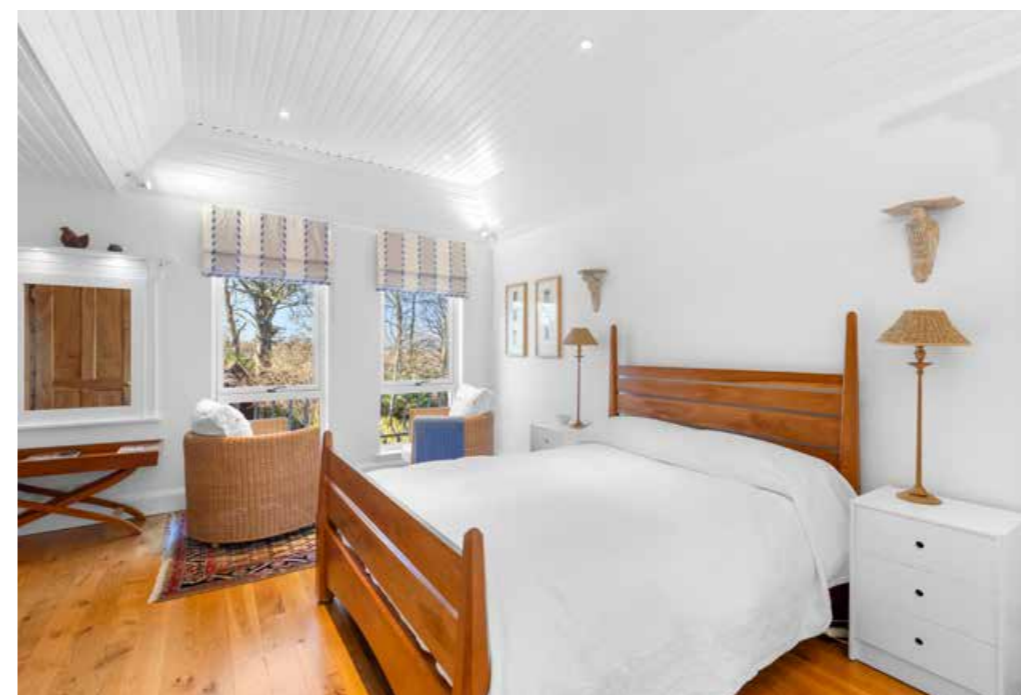
An oak staircase leads from the living areas up to a galleried landing and stunning lounge on the first floor. This is a wonderful entertaining space designed with luxurious lingering in mind. Two sets of French doors with Juliette balconies bring in the natural light and garden views, and from here the Pentland Hills are visible beyond the line of mature trees. Artfully chosen light fittings, window coverings and mood lighting showcases the art and artefacts you will want to have on display in this space. The room is warm and comfortable thanks to the high specification build, and a large fireplace provides a focal point for winter gatherings here.



Rest and recharge

The bedrooms are accessed via a separate staircase. At mid-floor level the first bedroom has its own landing, making it an ideal guest room. It has an en-suite bathroom with heated towel radiator, built-in wardrobes, and is impeccably decorated in light, neutral colours. (Guests may never want to leave).

The first floor landing gives access to the master bedroom and two further bedrooms. All enjoy the calming views of the garden and trees. The built-in wardrobes are all solid wood, and the master bedroom's large en-suite shower room features stained glass windows. A family shower room, finished with contemporary white tiling and a stained glass roof light, completes the upstairs accommodation.



In harmony with nature

Lawns, flower beds, shrubs and mature trees surround the house on all sides, where various zones have been carefully created. The charming summer house is powered, making it very practical as



well as decorative. This is truly a garden to be used and enjoyed, a beautiful environment for outdoors socialising, children's play, alfresco dining and areas for simply relaxing and catching the sunlight at different times of the day in every season.

To the rear, a small woodland garden of mature trees has a whimsical path through it. With dusk garden lighting and a stunning feature fountain, the outdoors has been lavished with as much attention to detail as the indoors.

There is a detached double garage and the other outbuilding houses a generator, easily switched on from the house, so the property is never without electricity even with the occasional rural power cut; rural living without compromise. It also has both oil and gas boilers which can be switched for the underfloor heating system and hot water, as desired.

Whatever your lifestyle, Redmoss House will support you to work, rest and play without compromise and surrounded by beauty.



Location and Amenities

SATNAV EH14 7JT

- 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 9 miles away
- Mainline rail connections to Edinburgh and Glasgow from Curriehill station (3.6 miles)
- National and international flights from Edinburgh Airport – just 8.1 miles away



Key information

Home Report valuation: **£1.1m**
 Internal floor area: **282m²**
 Plot size: **c. 1.2 acres**
 Council Tax Band: **Band G**
 EPC Rating: **Band E**
 School catchment: **Dean Park Primary School / Balerno High**
 Train Station: **Currie**

Extras

All curtains and blinds (except kitchen curtains), washing machine, tumble dryer, dishwasher, Aga & Aga Companion, fridge & freezer, light fitting in drawing room.



Floor plans



GROUND FLOOR

Ground Floor

Kitchen/Dining Room	9.00 x 8.47m
Sitting Room	9.20 x 4.00m
Study	7.22 x 5.60m
Utility Room	3.32 x 2.01m
WC	3.01 x 2.61m
Garage	6.30 x 5.66m

First Floor

Bedroom 1	5.46 x 4.14m
Ensuite	2.65 x 1.96m
Bedroom 2	4.50 x 4.00m
Ensuite	1.69 x 3.33m
Bedroom 3	3.79 x 3.07m
Bedroom 4	3.67 x 2.70m
Bathroom	1.70 x 2.30m
Drawing Room	11.31m x 9.29m

*all measurements are approximate only and taken from widest point.



FIRST FLOOR



REDMOSS HOUSE, MANSEFIELD ROAD, BALERNO

Visit www.turpies.com or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.