

COULTERS<sup>©</sup>

# 16 NEWMILLS ROAD,

BALERNO, EDINBURGH, EH14 5SU

 4 BED  2 BATH  4 PUBLIC



## TAKE A LOOK INSIDE

Situated on a large corner plot, 16 Newmills Road is a beautifully presented four-bedroom detached family home. The property is peacefully located within a sought-after residential neighbourhood in the desirable village of Balerno on the outskirts of Edinburgh. Offered to the market in move-in condition, with the addition of a standalone garden room/games room and with potential for an extension, this superb home offers an exciting opportunity for buyers.

## KEY FEATURES



Beautifully presented detached home.



Separate, newly built games room with bar.



Substantial plot with private garden to front, side and rear.



Large private driveway and double garage with home gym.



Walking distance to local schools.



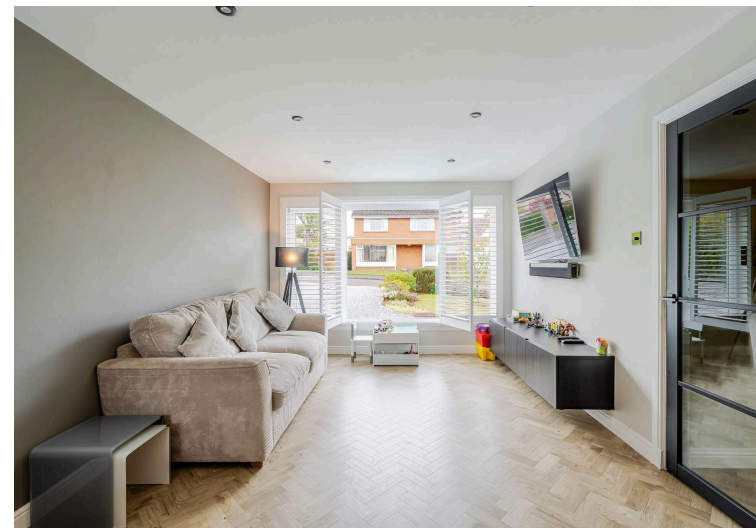
Excellent Balerno amenities, all accessible on foot.



EPC Rating - C



Council Tax Band - G



The ground floor offers a flexible layout with a very well-proportioned sitting room that features a cosy wood-burning stove and a large picture window which brings in an abundance of natural light. This space leads seamlessly into the kitchen dining room, which is equipped with quality integrated appliances, Quooker tap and a stylish breakfast bar. Practicality is prioritised with a large utility room just off the kitchen and a convenient downstairs WC.

A family room with elegant louvred shutters offers further versatility to the layout. For those seeking future growth, an active building warrant is in place for an extension to the kitchen dining room and the creation of a new principal bedroom suite. Further details are available upon request.



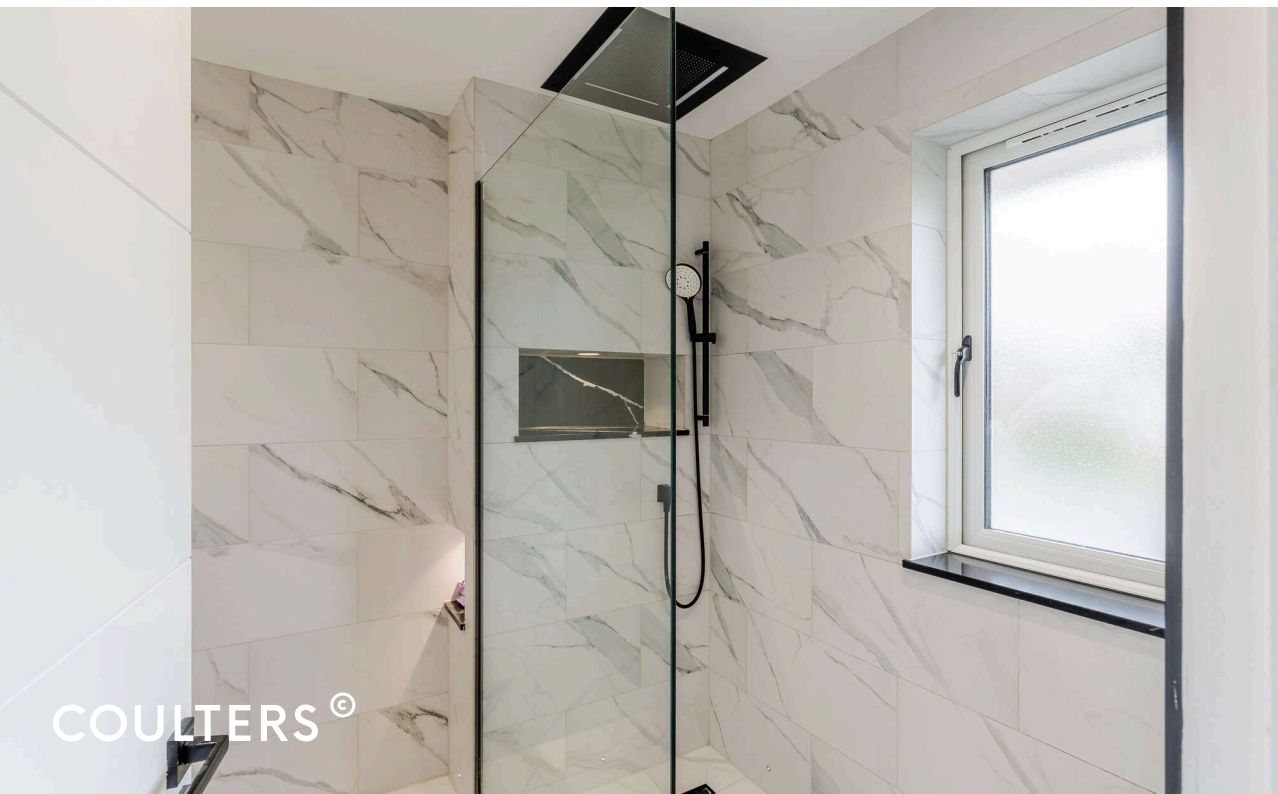


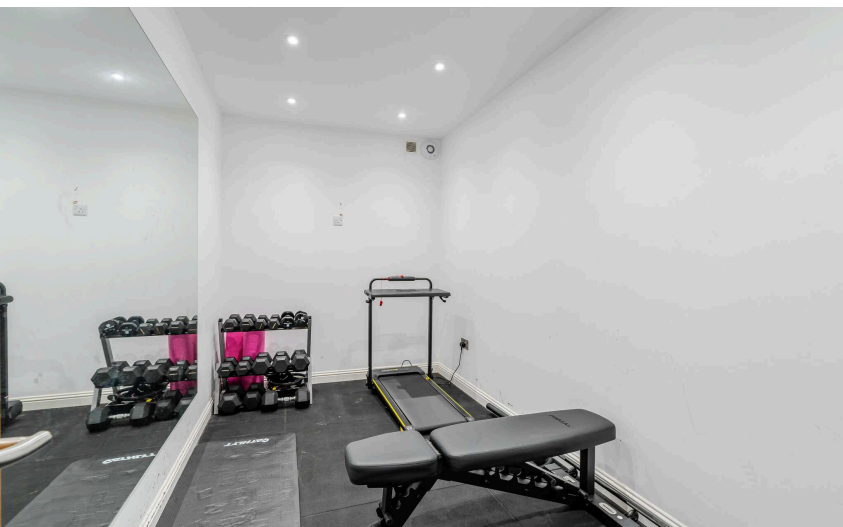
## MORE INFORMATION

The upper-level houses four well-proportioned bedrooms, including a principal bedroom with a high-specification en suite featuring a luxurious waterfall shower. A contemporary family bathroom serves the remaining bedrooms. The property also benefits from a fully floored loft, offering excellent additional storage space.

A standout feature is the separate, newly built games room with fully equipped bar. This flexible space could easily serve as a studio, home office or, thanks to its size at 38sqm, could be modified to form a self-contained annexe. It is surrounded by composite decking with a sunny, sheltered seating area. The exterior also includes a beautifully manicured front garden, two separate large lawns, double garage and a driveway for multiple vehicles equipped with an EV charger. Adding further convenience, a home gym with mat flooring and full length mirror, has been built into the garage.

Gas central heating and double glazing have been fitted throughout.









## THE LOCAL AREA

Nestled between the Pentland Hills and 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 shops, restaurants, traditional pubs, a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary, Dean Park Primary, and secondary schooling at Balerno Community High School, and private education is a short drive away. 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.



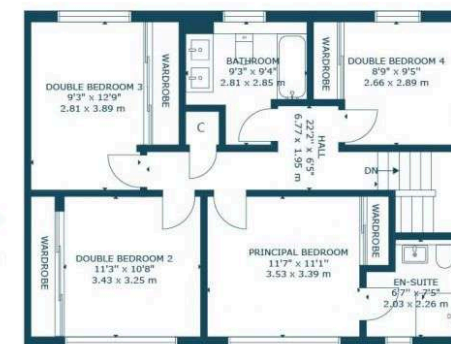
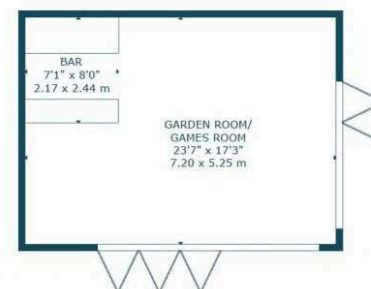
## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation. With the exception of the kitchen TV, all wall mounted TV's will be removed prior to sale.

**HOME REPORT VALUATION: £725,000**



GROUND FLOOR



FIRST FLOOR

16 NEWMILLS ROAD, BALERNO, EDINBURGH, EH14 5SU  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,934 SQ FT / 179 SQ M  
GARAGE 308 SQ FT / 29 SQ M  
GARDEN ROOM/GAMES ROOM 407 SQ FT / 38 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.