



40 NEWMILLS CRESCENT

Balerno, Edinburgh, EH14 5SX



2

Public Room



5

Bedroom



2

Bathroom



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Welcome to an exclusive detached house which boasts two reception rooms and five bedrooms. This property further benefits from a well-appointed kitchen, as well as the convenience of a WC, en-suite, and family bathroom. In addition, it offers generous private parking and a large rear south-facing garden, which is fully enclosed and laid with a neat lawn and patio – perfect for children and free-roaming pets. Excellent storage adds the finishing touch to this spacious home, meeting all the needs of large families.

Nestled on a peaceful cul-de-sac in sought-after Balerno, the property has a highly desirable location too. It offers a semi-rural lifestyle with easy access to the surrounding countryside and the nearby Pentland Hills, whilst being just a 30 minutes' drive from the heart of Edinburgh city centre. The area is also well-served by local amenities and highly regarded schools. Plus, it has regular bus links and a nearby train station. Furthermore, Edinburgh International Airport is a short drive away, along with the Queensferry Crossing and the M8 for travelling to Glasgow and beyond.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- An executive detached house in exclusive Balerno
- Vestibule and hall with built-in storage and WC
- Spacious, dual-aspect living room with a fireplace
- Good-size dining room with a suntrap aspect
- Well-appointed kitchen with garden views
- Separate utility room with rear garden access
- Bright landing with storage and attic access
- Three double bedrooms with built-in wardrobes
- Two versatile single bedrooms (one with storage)
- En-suite shower room with a three-piece suite
- Tiled family bathroom with a three-piece suite
- Carefully maintained front and rear gardens
- Double driveway and a large integral garage





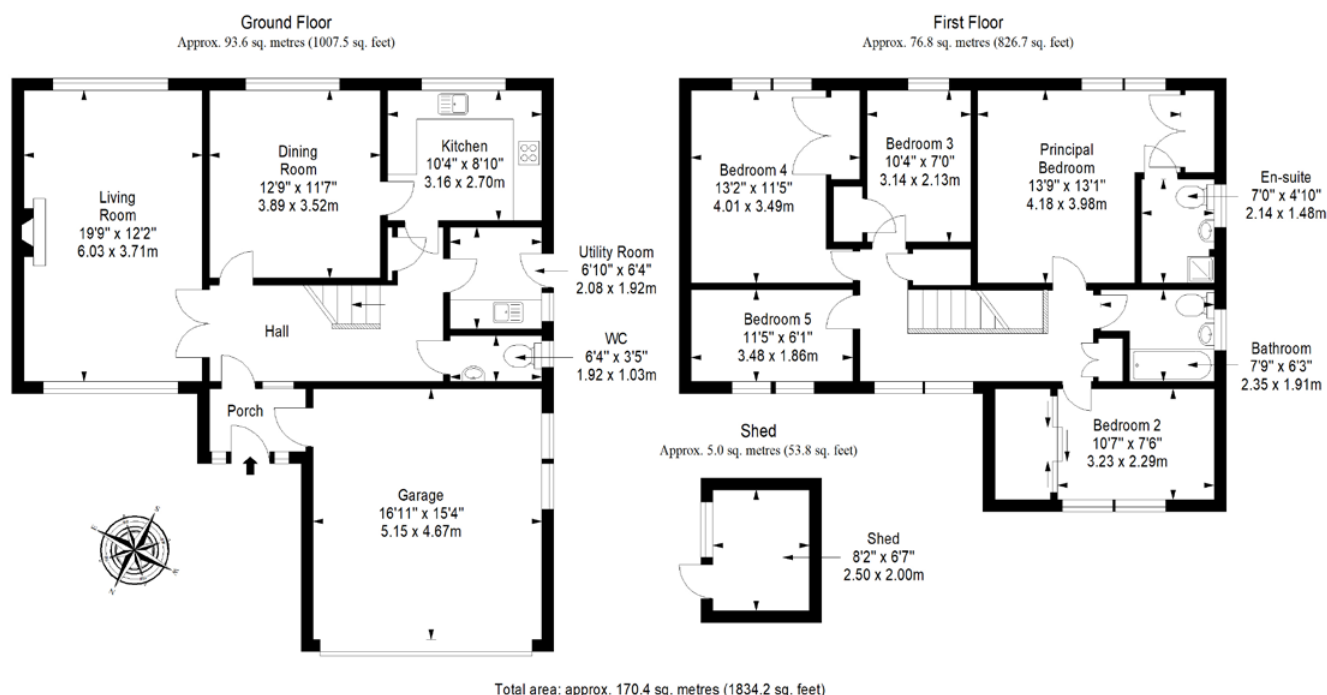


Extras: The sale includes the cooker, dishwasher, and fridge, as well as all existing blinds and ground-floor curtains. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BALERNO, EDINBURGH

Nestled between the Pentland Hills and the 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 mini supermarkets, restaurants, traditional pubs, and a library, and the regular Balerno Farmers' Market offers local, fresh produce. Balerno is renowned for its top-ranking primary and secondary schooling, and private education is a short drive away, closer to the city centre. 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.



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