



**lindsays**

12 Newmills Road,  
Balerno EH14 5AG

*"A spacious detached five bed roomed family house within the popular Balerno area"*

- Well-proportioned detached house
- Flexible family accommodation
- Desirable location in Balerno
- Sitting room
- Dining room
- Dining kitchen
- TV room
- Conservatory
- Master bedroom with en-suite bathroom
- Four further bedrooms
- Bathroom
- Shower room
- Utility room
- Gas central heating and double glazing
- Garage and off-street parking

EPC Rating C

**OFFERS OVER £640,000**



## Description

A spacious detached family house within the popular Balerno area. The property offers comfortable and flexible accommodation over two floors and benefits from off-street parking, a garage, gas central heating, double glazing and a large mature garden. On the ground floor the internal accommodation comprises; sitting room leading to the conservatory, well-equipped dining kitchen, TV room, dining room, utility room and shower room, whilst the upper floor offers a very well-proportioned master suite with en-suite bathroom and dressing room, four further bedrooms (one utilised as a home office) and the family bathroom. Externally the property benefits from spacious mature garden ground, ample off-street parking and an integrated single garage.

## Area

Balerno is located just 7 miles from the very centre of Edinburgh, just off the A70. It is a popular and attractive place to live which successfully combines a leafy suburban environment with city centre accessibility. There are excellent bus services to many parts of the city and a main line rail link from neighbouring Currie provides an alternative route into the city centre. Swift access may also be gained to Edinburgh International Airport and the central motorway network. Balerno itself, as well as neighbouring Currie and Juniper Green play host to an excellent range of shops and services and provide nursery, primary and secondary education. The local schools in the area have an excellent academic reputation and the High School offers a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the leafy banks of the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the surrounding countryside. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre and Hermiston Gait.

## Viewing

by appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



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**SquareFoot**

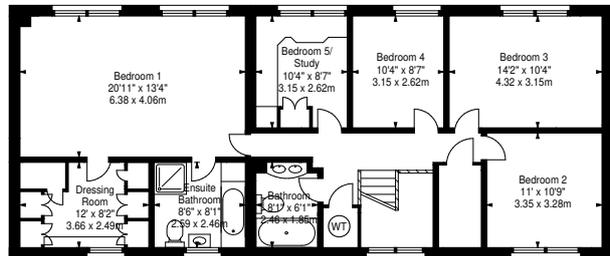
Approx. Gross Internal Area  
2648 Sq Ft - 246.00 Sq M

Garage

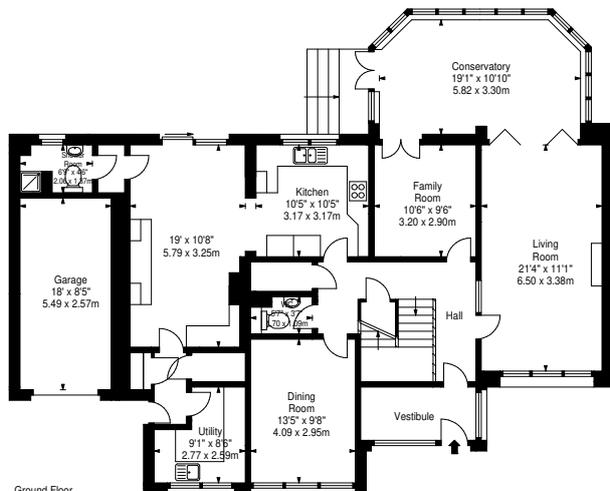
Approx. Gross Internal Area  
153 Sq Ft - 14.21 Sq M

For identification only. Not to scale.

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First Floor



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.