



Balerno, Edinburgh

513A LANARK ROAD WEST, BALERNO EH14 7DH

A truly unique, architect designed, detached, three reception, four bedroom home situated within private wooded grounds providing substantial, versatile contemporary living space within the sought after area of Balerno. The property is in walk in condition.



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DESCRIPTION

Offering country living within the city this magnificent property must be viewed to be appreciated.

- Architect Designed Detached Family House
- Extensive and Versatile Contemporary Living Space over Two Floors
- Sitting/Dining Room with Wood Burning Stove
- Contemporary Semi-open-Plan Kitchen
- Living Room
- Ground Floor Principal Bedroom Suite with Dressing Room and Shower Room
- Two Further Ground Floor Double Bedrooms
- West-Facing Roof Terrace
- Gas Central Heating
- First Floor Living/Dining/Kitchen
- First Floor Bedroom Suite with Dressing Room and Bathroom
- Gas Central Heating
- Double-Glazing
- Mature Wooded Gardens
- Ample Off-Street Parking

LOCATION

Balerno is located eight miles south west of Edinburgh city centre and is a popular conservation village nestling under the Pentland Hills. The region offers an enticing combination of rural charm and nearby city attractions. It is surrounded by lush woodlands, rivers and reservoirs, while still being within easy commuting distance of the city centre. Balerno and the neighbouring villages cater to all daily needs with an excellent range of independent local shops,

services, mini supermarkets, authentic and well known traditional pubs, and cafes all nearby. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle Centre and Hermiston Gait are a short drive away offering a multitude of high street stores and shops. Excellent recreational facilities can be found close by which include Baberton and Dalmahoy golf courses, the historic Malleny House and Garden, a National Trust Property, beautiful walks by the Water of Leith (which leads all the way into Edinburgh), the vast open parkland at Harlaw Reservoir, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. For families, the lovely open spaces of Muir Wood Park and Bloomiehall Park with their playgrounds are nearby. The area is served by highly regarded nursery, primary and secondary education. Balerno's excellent location makes the property ideal for the daily commuter, with good bus services to the city centre (Hermiston Park and Ride is nearby) and Curriehill Railway Station also provides excellent links to the city and Glasgow. The area is also conveniently placed for access to the Edinburgh City Bypass and motorway network leading to Edinburgh International Airport and further afield. Heriot Watt University at Riccarton, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.

EXTRAS

Light fittings, curtains, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

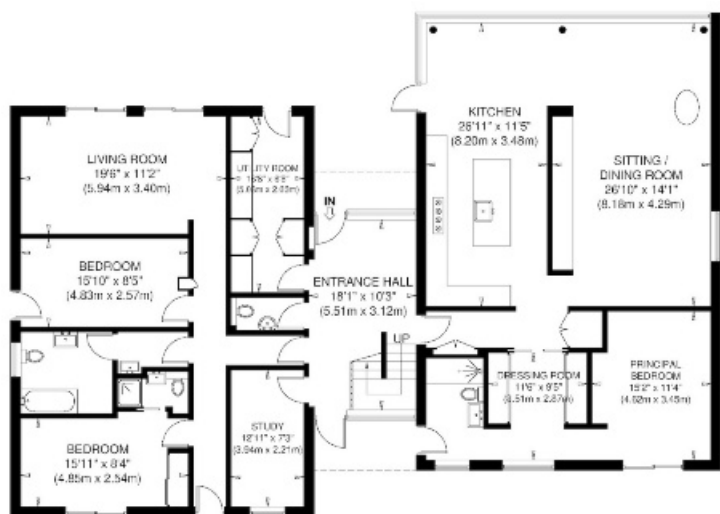
COUNCIL TAX BAND

Band H

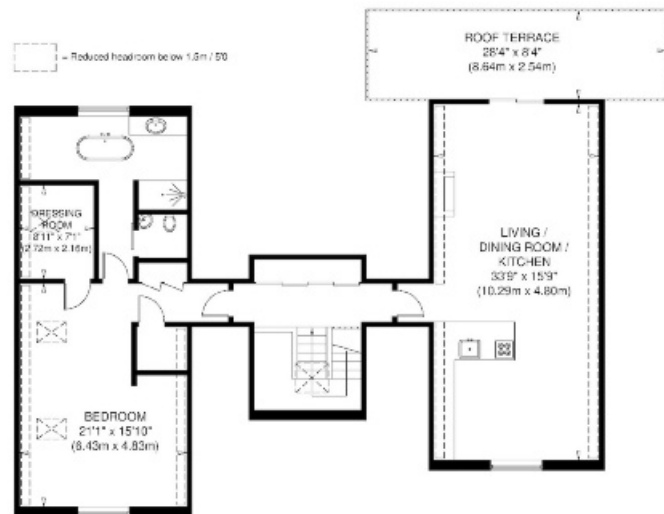
VIEWING

By Appointment with Agents. Tel: 0131 467 7550





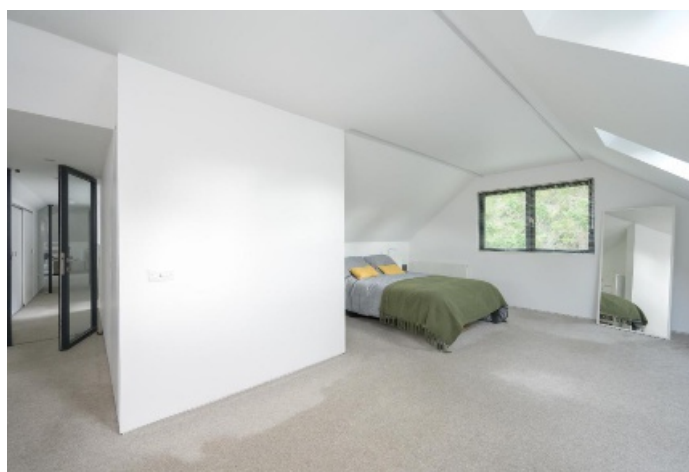
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 216.5 SQ M / 2330 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 122.2 SQ M / 1315 SQ FT



LANARK ROAD WEST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 338.7 SQ M / 3645 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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