

11 Newmills Grove, Balerno, Edinburgh, EH14 5SY



11 Newmills Grove | Balerno | Edinburgh | EH14 5SY

Description

11 Newmills Grove is an attractive 4 bedroom detached house, set upon a generous plot, incorporating a multi-car driveway, double garage and mature, well established gardens. Enjoying an enviable cul-de-sac position, forming part of a mature, much respected residential development, the property is a natural choice for a professional couple or growing family, and offers spacious and well planned living which would benefit from modernisation and upgrading.

Features

- Generously proportioned dual-facing living/dining room
- Fitted kitchen overlooking rear garden
- Useful utility room
- Master bedroom with shower room
- Three further double bedrooms
- Principal bathroom with classic white suite and separate shower enclosure
- Downstairs WC
- Excellent storage including floored attic
- Double garage with electronically operated door
- Gas central heating and double glazing

Extras

The blinds, curtains, cooker, cooker hood, fridge, dishwasher, washing machine, tumble dryer, small fridge in garage, 2 chest freezers, wooden wardrobes in bedroom 1, white drawers and wardrobes in bedroom 2, garden bench and wooden patio seats are included.

EPC Rating: C

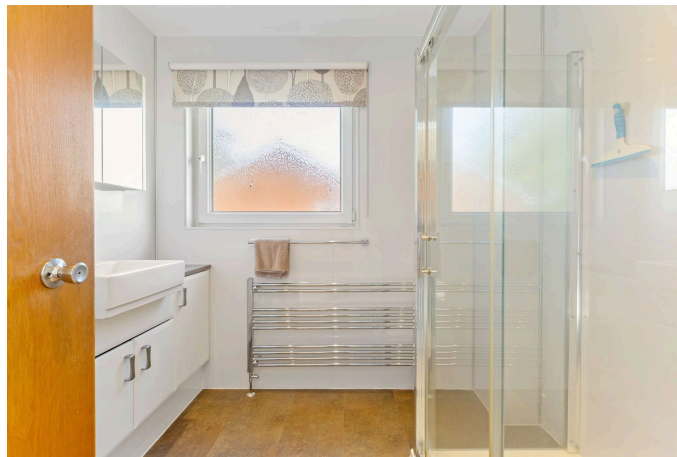


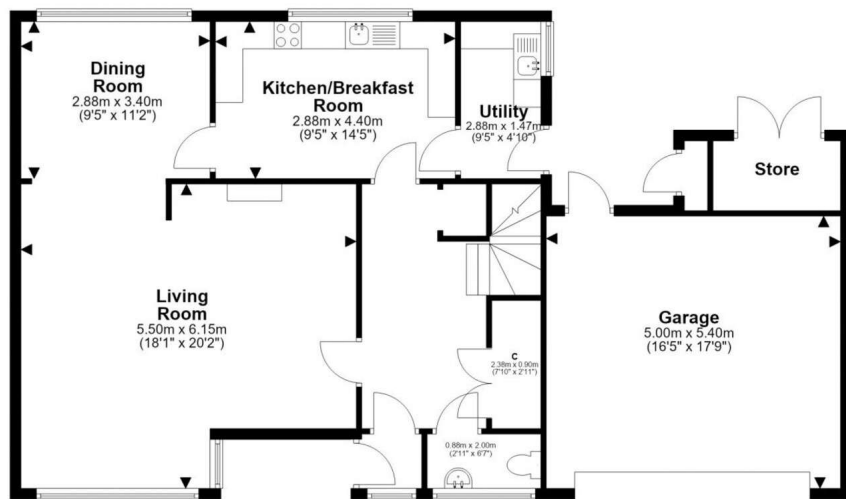
Location

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

Price and Viewing

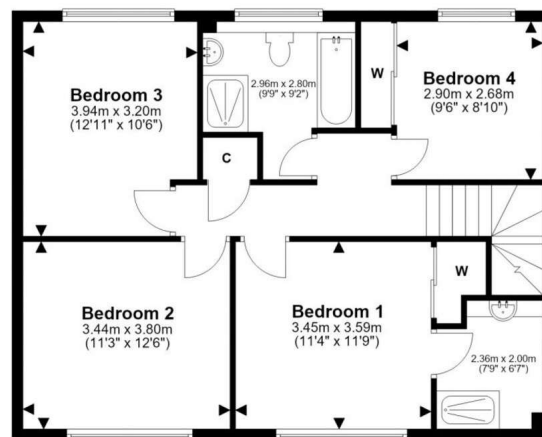
For price and viewing information or further details on this property please contact us on 0131 557 3188.



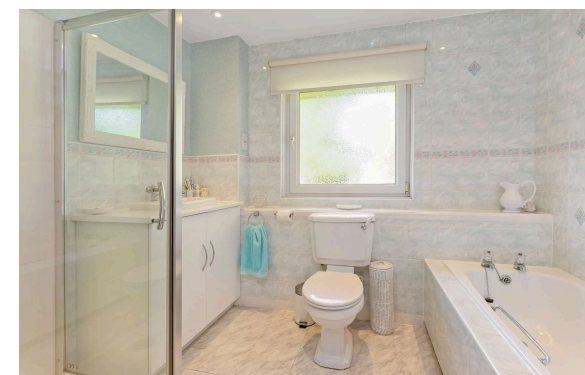


Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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