

420 Lanark Road West

BALERNO, EDINBURGH, EH14 5SN



*SPACIOUS 3-BEDROOM DETACHED HOUSE WITH
DRIVEWAY, GARAGE AND GENEROUS GROUNDS*



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An impressive detached home offering generous accommodation, elegant reception rooms and extensive garden grounds, this substantial property presents a wonderful opportunity to secure a spacious home in the popular area of Balerno. With a beautifully maintained front garden, an attractive driveway and a versatile layout that includes a ground-floor bedroom, the property offers a wealth of possibilities for a variety of buyers.

Upon entering, a welcoming vestibule leads into a spacious entrance hall, creating an impressive first impression and providing access to the principal ground-floor accommodation.

The grand living room is a particularly appealing space, enhanced by large windows that allow natural light to pour in. A fireplace forms the focal point of the room, creating a welcoming atmosphere and an ideal setting for relaxing with family or entertaining guests.





The large kitchen provides excellent scope for everyday cooking and family life, with a separate utility and laundry area adding further convenience. This space also offers direct access to the garden, creating a practical connection between the interior and outdoor areas.



The generously proportioned dining room provides a dedicated space for formal dining, family gatherings and special occasions. The ground floor also benefits from a large bedroom, offering valuable flexibility for guests, extended family or those seeking convenient single-level accommodation.

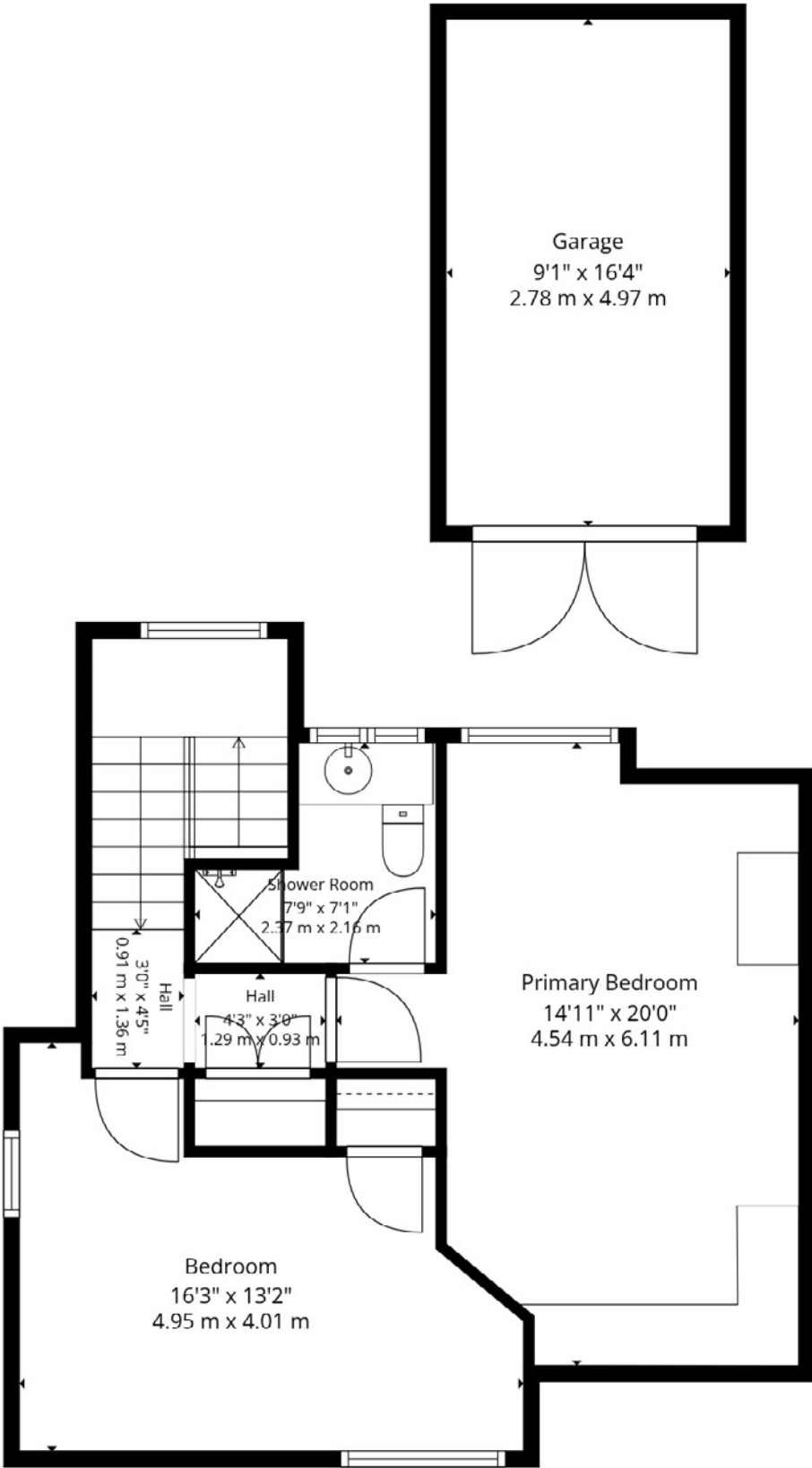
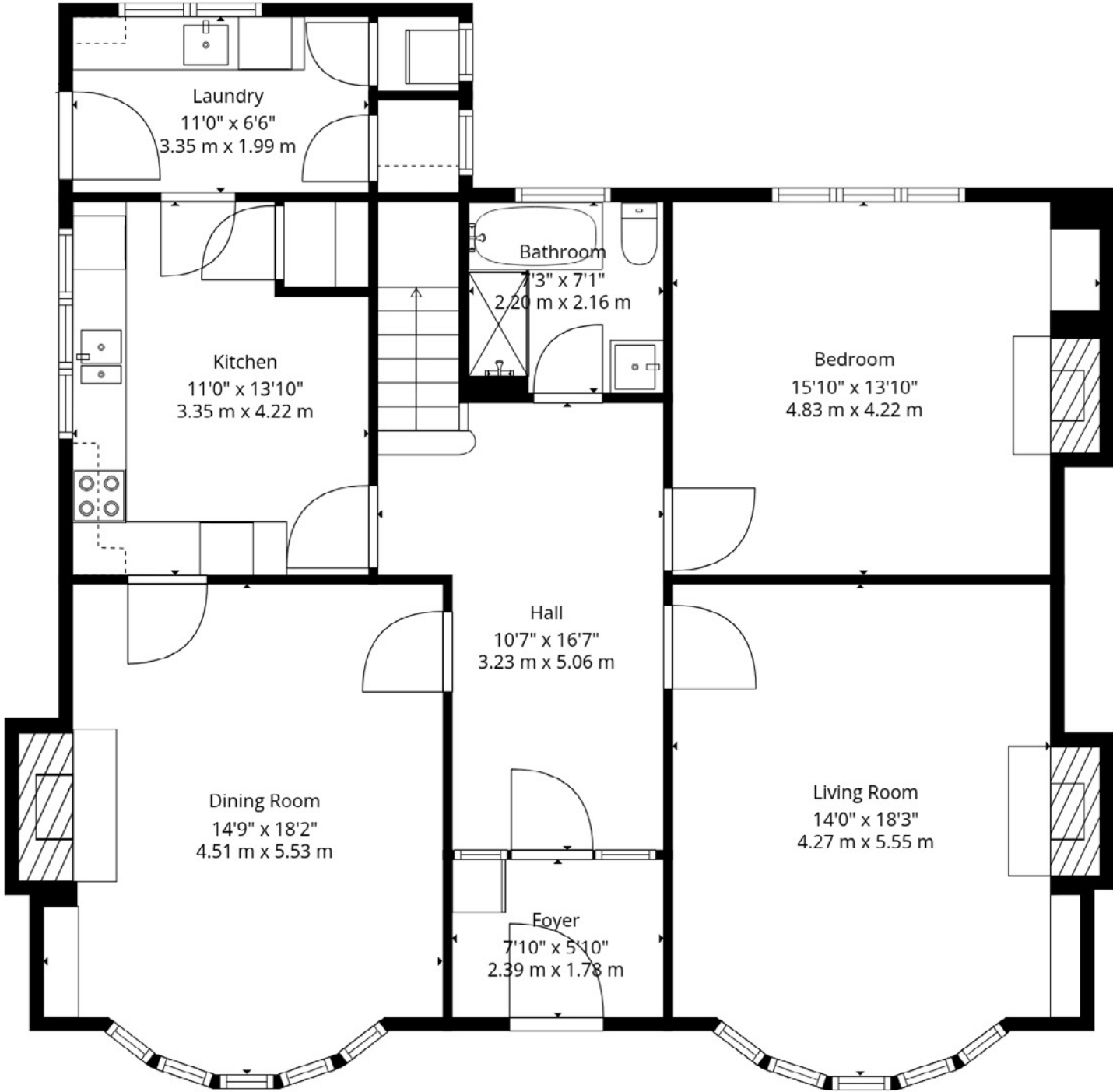
A beautifully finished bathroom completes this part of the accommodation, featuring tiled walls, a bath and a separate walk-in shower, combining practicality with a stylish finish.





Upstairs, there are two generously sized rooms, together with a separate shower room, offering flexibility for a range of potential uses. The property also benefits from a large attic space.

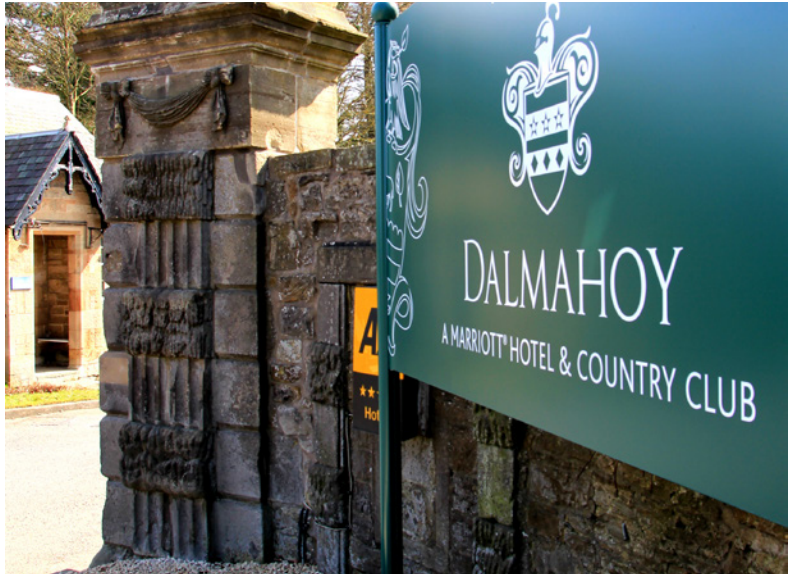
Gross internal floor area (m²): 152m²
EPC Rating: D





Outside, the property continues to impress with its substantial garden grounds. The rear garden offers a generous expanse of outdoor space, with established grounds that are partly landscaped and provide considerable scope for further landscaping or creating a garden tailored to individual preferences. There is also potential to explore creating additional rear access or a driveway, subject to the necessary permissions and feasibility. A garage provides additional storage or vehicle accommodation.

Combining spacious interiors, multiple reception rooms, versatile accommodation and extensive grounds, this impressive detached property offers an exciting opportunity for buyers seeking space and potential in a desirable Balerno setting.



Situated on Lanark Road in the sought-after village of Balerno, on the south-western outskirts of Edinburgh, this property enjoys a location that combines village charm with convenient access to the capital. Balerno offers a selection of local amenities, including a Scotmid supermarket, independent shops, cafés, restaurants and a library along and around Main Street. The area is well suited to those who enjoy the outdoors, with the Pentland Hills offering scenic walking and cycling routes, while the Water of Leith provides further opportunities to explore the surrounding landscape. Balerno also benefits from local schooling, including Dean Park Primary School and Balerno Community High School. Regular bus services connect the village with Edinburgh city centre, while the A70 provides road links towards the city and wider road network. This appealing setting offers a balance of community living, countryside surroundings and city connectivity.

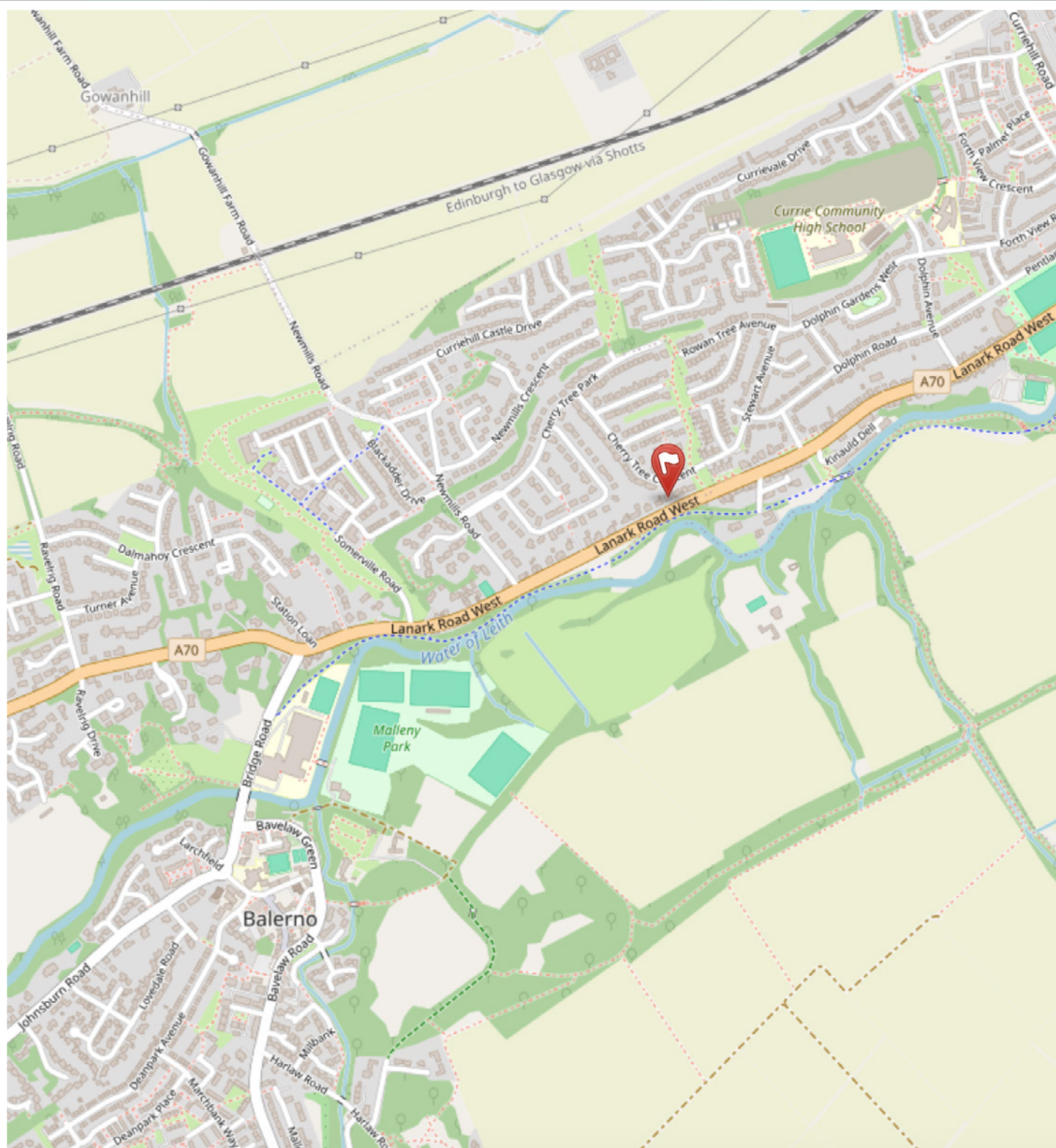


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