

4 LONG DALMAHOY VILLAS (PLOT 7)

DALMAHOY, NEAR BALERNO, EDINBURGH, EH27 8ET

EPC - A | 5 BED | 3 BATH | 2 PUBLIC





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DESIGN AND PERFORMANCE

An exceptional new-build five-bedroom detached villa within a private gated development of just eight homes near Balerno, on the south-western edge of Edinburgh. Extending to approximately 2,336 sq ft (217 sqm), the home combines contemporary family living with countryside views and superb attention to detail.

The bespoke stone-built exterior is enhanced by Brazilian slate roofing, architectural metal cladding and high-quality NorDan windows and doors. Inside, the kitchen and bathrooms have been designed and fitted by Porcelanosa.

KEY FEATURES

- Approximately 2,336 sq ft of accommodation in an exclusive gated development.
- **EPC Rating** - A (Solar PV and battery storage, air-source heat pump and room-by-room heating control).
- Five double bedrooms, two en-suites and a family bathroom.
- South-facing open-plan kitchen, dining and living area with large-format porcelain tiles; separate sitting room.
- Private front and rear gardens, driveway for two cars and electric vehicle charging.
- Individually zoned wet underfloor heating system throughout the ground floor.
- Dean Park Primary and Balerno Community High School catchments.

Council Tax Band - To be confirmed.









THE HEART OF THE HOME

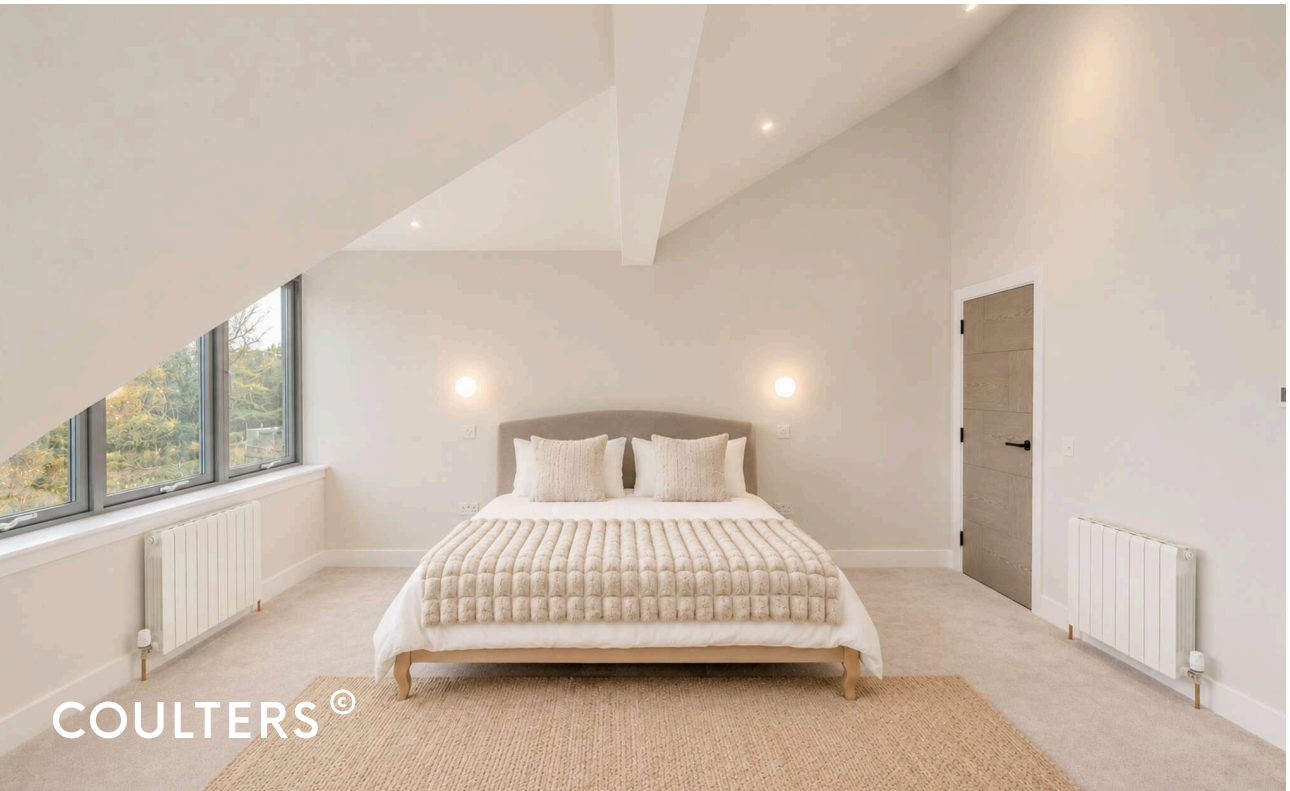
A welcoming entrance vestibule leads to the bright hallway, illuminated by rain-sensing Velux roof windows. The heart of the home is the impressive south-facing open-plan kitchen, dining and living room, measuring around seven metres by seven metres with doors opening directly to the front garden.

Designed and fitted by Porcelanosa, the kitchen combines stylish cabinetry, Dekton worktops and a substantial island incorporating a dining table. Integrated AEG appliances include an induction hob, oven, microwave with integral grill, fridge-freezer and dishwasher, complemented by a boiling-water tap.

Large-format 1.2m x 1.2m porcelain floor tiles enhance the open-plan living area, complemented by an individually zoned wet underfloor heating system throughout the ground floor.

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ROOM TO LIVE

A separate, generously proportioned sitting room offers a relaxed second reception space, ideal as a family lounge, media room or playroom. A ground-floor double bedroom with fitted wardrobes provides additional flexibility for guests or home working. A separate utility room with garden access, WC and under-stair storage complete the ground floor.

The first floor offers four further double bedrooms, enhanced by impressive ceiling heights. The principal bedroom is an exceptional suite, measuring over five metres by five metres, with expansive countryside views and a beautifully appointed Porcelanosa en-suite featuring twin washbasins and a rainfall shower.

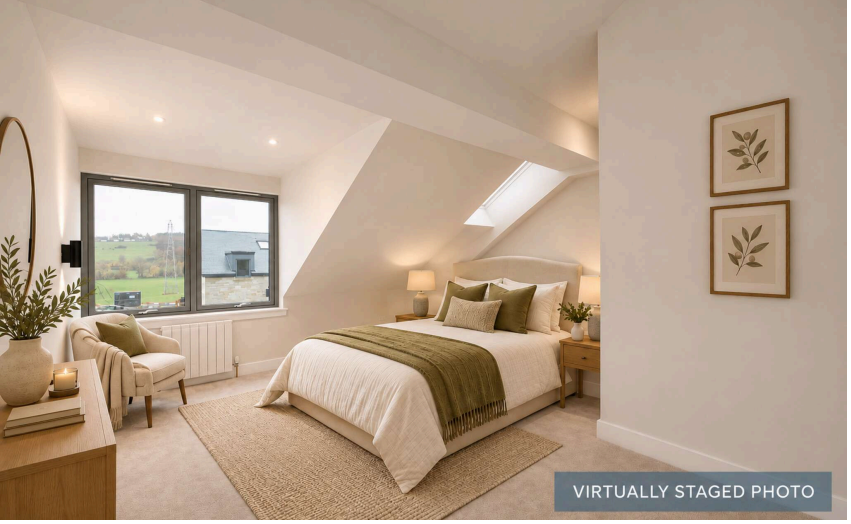
A second en-suite bedroom and a sophisticated Porcelanosa family bathroom complete the upper level. High-quality bathroom fittings, contemporary tiling and thoughtfully designed accommodation are evident throughout.

Externally, a front lawn bordered by laurel hedging and an enclosed, low-maintenance rear garden provide attractive outdoor spaces. A monobloc driveway accommodates two cars and incorporates an electric vehicle charging point.

EXTRAS

All floor coverings, fitted light fixtures, integrated appliances, solar panels, battery storage, air-source heat pump and installed EV charging point are included in the sale.

Please note - selected images have been digitally enhanced or virtually staged for illustrative purposes. Some rooms are currently empty.


VIRTUALLY STAGED PHOTO


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COUNTRY LIVING

CONNECTED TO THE CAPITAL

Long Dalmahoy Villas enjoys a superb semi-rural setting on the south-western edge of Edinburgh, approximately one mile from Balerno. The established communities of Balerno, Currie and Juniper Green offer village shops, cafes, restaurants and everyday amenities. The Pentland Hills Regional Park and Water of Leith Walkway offer outstanding opportunities for walking and cycling.

The property lies within the catchments for Dean Park Primary School and Balerno Community High School. Clifton Hall and Merchiston Castle School offer independent schooling options. Heriot-Watt University at Riccarton, with its Oriam sports facilities, and Edinburgh Napier University at Sighthill are conveniently situated.

Leisure facilities are particularly impressive. Dalmahoy Hotel & Country Club offers two 18-hole golf courses, a pool, gym and dining facilities, while Hatton Sports Club provides tennis, padel and squash. Lost Shore Surf Resort, home to the largest wave pool in Europe, the Edinburgh International Climbing Arena, Jupiter Artland and Norton House Hotel & Spa are further popular nearby destinations.

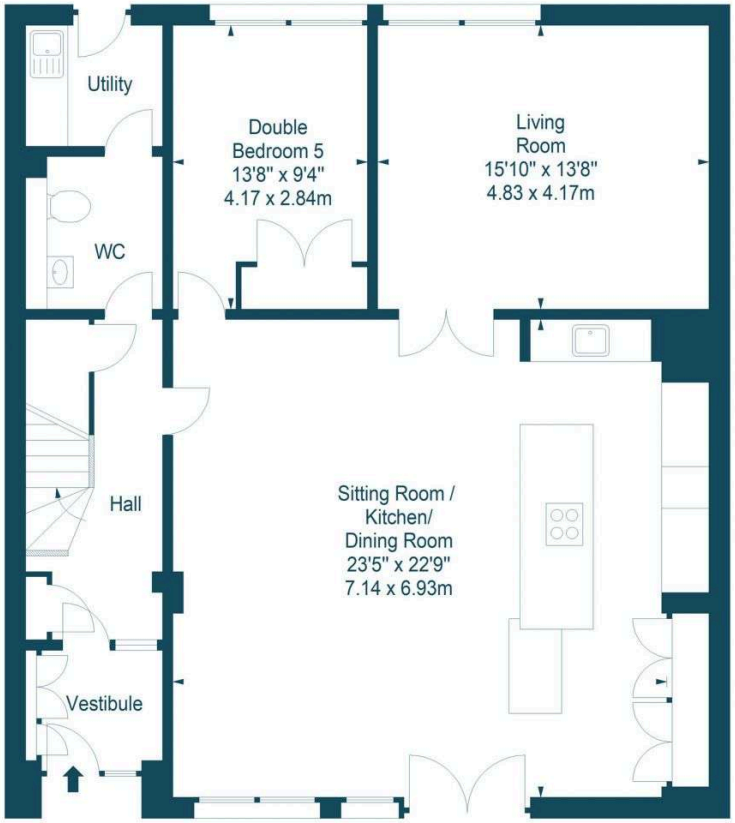
Curriehill railway station, approximately two miles away, provides direct services to Edinburgh and Glasgow. Edinburgh Airport is less than six miles away, while the A71, City Bypass, M8, M9 and M90 are readily accessible. Hermiston Park & Ride, Edinburgh Park, the Gyle, Hermiston Gait and the NatWest Group headquarters at Gogarburn are within convenient reach.

OFFERS OVER £775,000

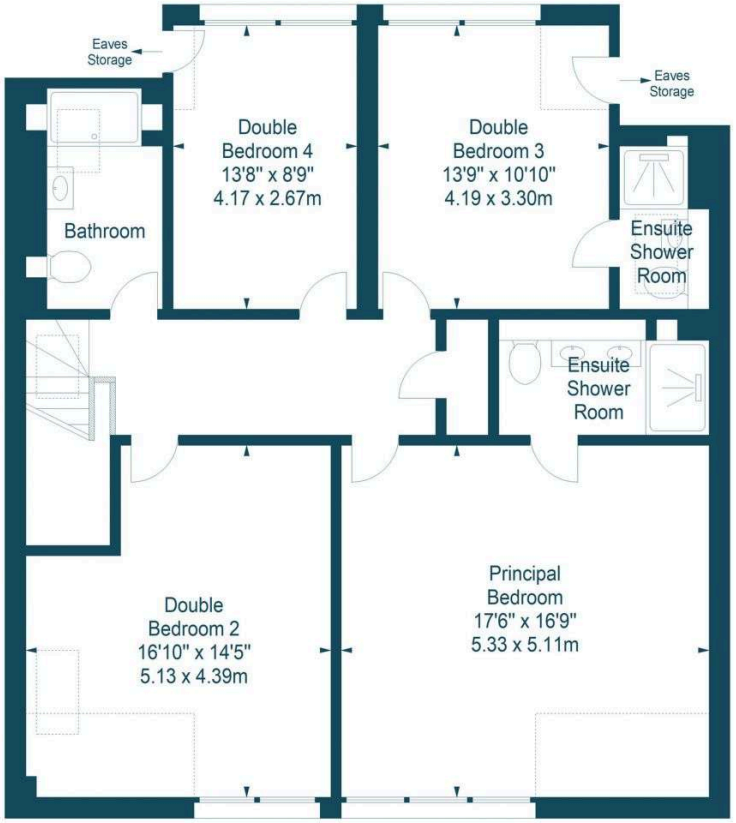
Long Dalmahoy Villas,
Edinburgh, EH27 8ET

SquareFoot

Approx. Gross Internal Area
2336 Sq Ft - 217.01 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.