







'This is a unique opportunity to purchase, as one lot, a substantial and charming detached family sized villa with studio attached plus detached bungalow. The properties are set within a secluded private plot and accessed via a shared private road which makes for a most tranquil and picturesque setting.

The combination of a main house plus detached bungalow is sure to appeal to a wide spectrum of buyers including those with elderly yet independent family members, those with extended families or wish to have guests staying for prolonged periods. The separate nature of the detached bungalow also allows for it to provide an income stream either by way of short term holiday rentals or, as it is now, on a short assured tenancy agreement. Subject to any consents, the bungalow could also be used by those looking to run a home based business and that, again subject to consents, the attic space could be converted to create additional accommodation.'

#### **Newmills Cottage**

Ground Floor: Entrance porch, central hallway, W.C., lounge, family room opening up into breakfasting kitchen, master bedroom with ensuite bathroom, study/home office, utility room, rear porch and attached annexe housing the studio apartment which has kitchen facilities plus ensuite and own separate entrance.

First Floor: 3 further double bedrooms with ensuite facilities plus store room which could become a family bathroom.

#### **Newmills Bungalow**

Ground Floor: Vestibule, hallway, sitting room, dining room, kitchen, double bedroom with dressing room area, ensuite shower room and separate bathroom.

#### **Double Garage**

Located between the two properties is a detached double garage with electric up and over door to front.

#### **Outside**

As previously mentioned the subjects are situated within a delightfully private setting with the well-stocked front garden overlooking a neighbouring paddock whilst the rear garden has a patio area and lovely wooded backdrop. To the front of the properties is the shared private road with the surrounding ground mainly hard landscaped providing ease of maintenance.

The subjects benefit from a delightful semi-rural location within the highly sought after village of Balerno which is a picturesque suburb some 7 miles South West of Edinburgh City Centre. There is a regular bus

service to the city centre less than a couple of hundred yards away with major access roads including the Edinburgh City By-Pass, A70 Lanark Road and M8 allowing for ease of commuting outwith the area whilst Edinburgh International Airport is also easily accessible. Balerno has amenities to meet every day needs including localised shops, Scotmid supermarket, bank and post office along with the highly regarded schools, Dean Park Primary and Balerno High. The fee paying schools of Merchiston Castle and George Watsons College are also easily reached. Additional shopping facilities are available at a number of major retail parks including Hermiston Gait and The Gyle Shopping Centre. It is also worth noting the close proximity to the Royal Bank of Scotland global headquarters at Gogarburn plus the nearby Heriot Watt University campus at Riccarton. Surrounded by rolling countryside and the Pentland Hills, Balerno is ideal for a wide range of outdoor pursuits including hill walking, horse riding, mountain biking, fishing and golfing plus skiing at Hillend Ski Centre with the nearby Water of Leith Walkway leading directly to the city centre.

#### **Council Tax**

472 – Band G

472b – Band D

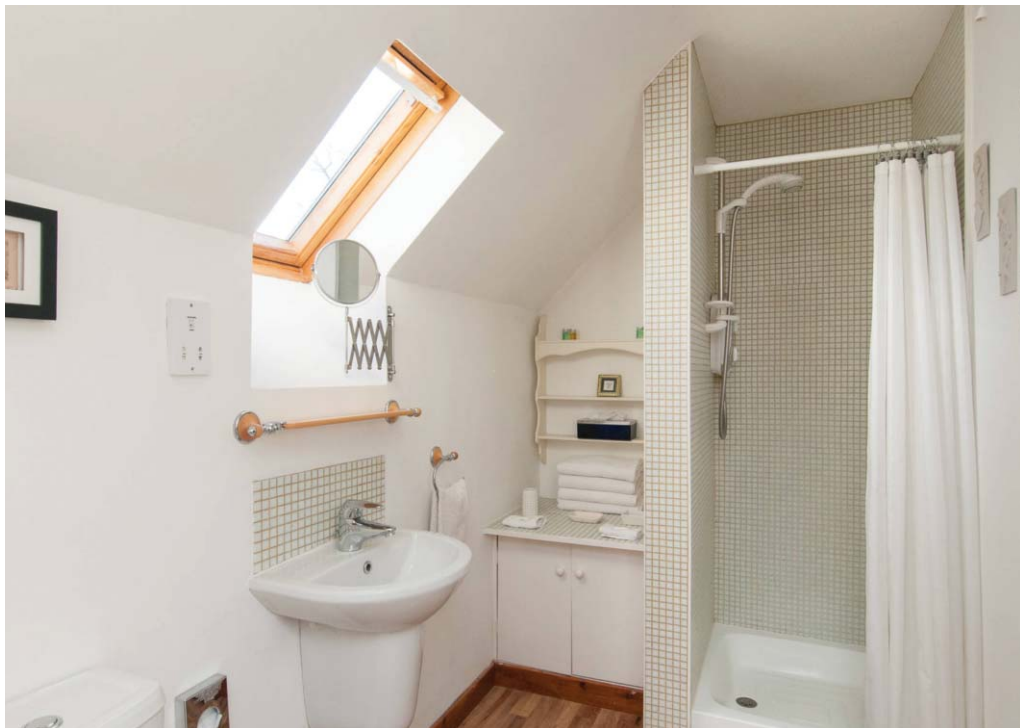
#### **Energy Performance Rating D**















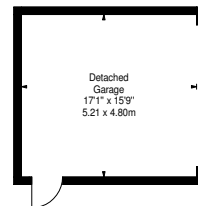




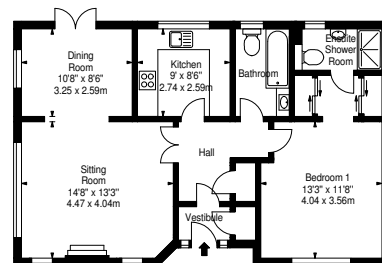


Lanark Road West,  
Balerno,  
Midlothian, EH14 5AE

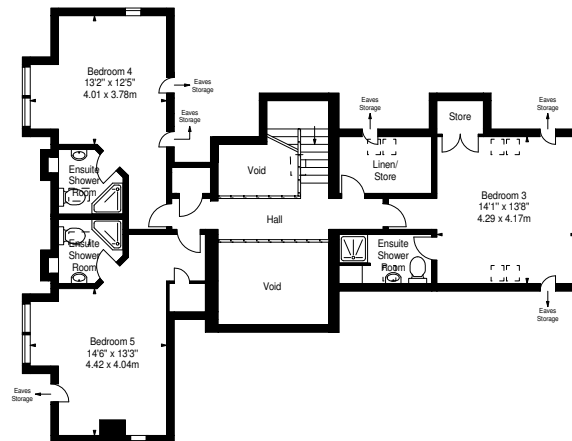
Approx. Gross Internal Area  
2909 Sq Ft - 270.25 Sq M  
Bungalow  
Approx. Gross Internal Area  
762 Sq Ft - 70.79 Sq M  
Garage  
Approx. Gross Internal Area  
268 Sq Ft - 24.90 Sq M  
For identification only. Not to scale.  
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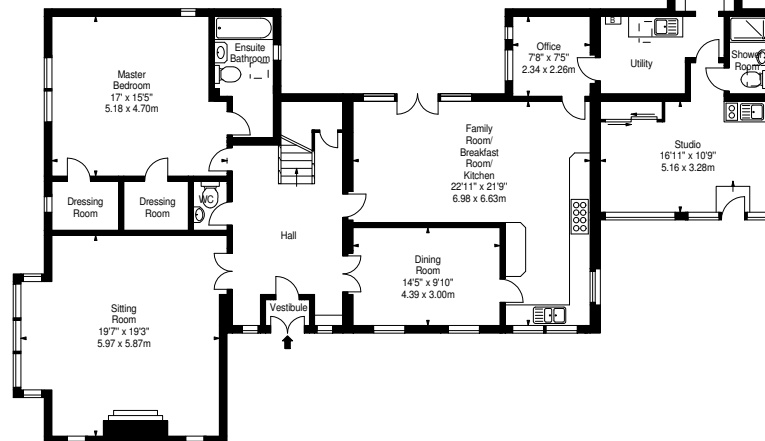
Ground Floor



Ground Floor



First Floor



Ground Floor

