

**2 Millbank  
Balerno, Edinburgh, EH14 7GA**

OFFERS OVER £785,000



drummondmiller







**‘An extremely spacious and immaculately presented detached family villa with integral double garage on corner plot in the desirable village of Balerno’**





- Impressive, extra-large detached villa (Cala) of solid construction in excellent condition throughout
- Living room, dining room and separate fitted kitchen/breakfast room
- Study, utility room and downstairs toilet/wash hand basin
- Bright bathroom and 5 double bedrooms (one with large en suite bathroom)
- Gas central heating and double glazing
- Integral double garage and generously proportioned garden
- Extremely popular 'village' surrounded by unspoiled countryside
- EPC C

#### Description

This beautifully presented detached villa of traditional construction occupies a sizeable mature plot near the entrance to an exclusive no-through development comprising only high calibre properties. It boasts a particularly flexible layout (213 sqm including garage) complete with excellent storage and will easily adapt to meet the ever-changing needs of modern family life. Built by Cala in 1999, the property has been extensively upgraded, freshly decorated throughout and recarpeted in recent months so is now in true 'move-in' condition. There is a most welcoming and airy reception hall offering ample space for furniture, a spindled staircase rising to the galleried upper hall and useful cloaks cupboard. The comfortable 20 feet-long sitting room enjoys a twin aspect whilst a fuel-effect gas fire with marble surround creates an attractive focal point. A separate formal dining room is equally suitable for use as a family/living room and directly connects to the kitchen. An impressive well-fitted kitchen/breakfast room includes integrated appliances and gives access to the utility room and rear garden. Also positioned on the ground floor is a versatile study/home office/6th bedroom and a toilet compartment (with white W.C. and wash-hand basin). The master bedroom enjoys the luxury of a particularly large and bright en suite bathroom (also with shower cubicle). There are 4 further double bedrooms and the generously proportioned fitted family bathroom also featuring a step-in shower cubicle. New spotlights have been fitted in the kitchen and bathrooms, the electrics have been upgraded and there a charge point for electric vehicles has been fitted (but not connected). The attic has been newly floored and a new extending ladder provided.











### Central Heating and Double Glazing

The property benefits from gas central heating and timber framed double glazing throughout.

### Garden and Double Garage

The open plan front garden provides a large paved driveway providing parking for several cars and access to the double garage. There is a substantial, fully fenced rear garden which is mainly laid to lawn and with a large patio for alfresco dining.

### Location

Balerno is a much admired village which has an historic central conservation 'heart' and a surprisingly rural feel being attractively located amidst truly unspoiled countryside which forms a gateway to the Pentland Hills. It has some local shops, highly regarded senior high school, primary school, library and a farmers' market offering local produce. A wealth of countryside pursuits abound including horse riding, walking, golf, riding and fishing whilst nearby is The Oriam (National Performance Centre for Sport). This popular residential location straddles the A70 and has evolved into a popular commuter base being only 8 miles from the centre of Edinburgh and a short drive away from motorway networks and the City By-pass (3 miles). Excellent bus services operate and the delightful 'Water of Leith Walkway' provides a tranquil route into the City Centre and even down to the Waterfront of Leith.

### Mortgage Valuation

The property has been valued by surveyors at £800,000 and the Home Report is also available from the ESPC web site.

### Council Tax and EPC

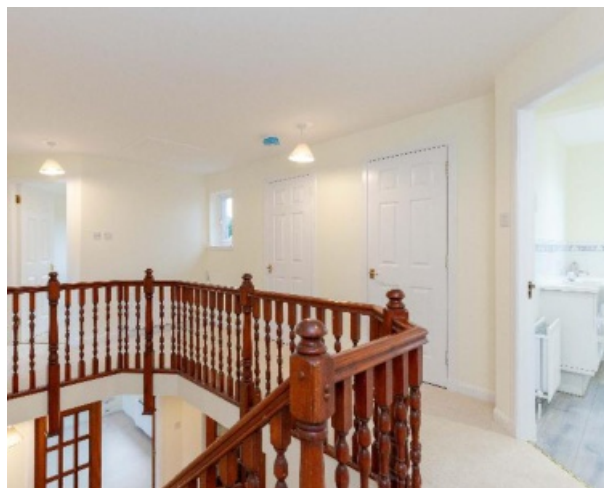
The property lies in Council Tax band G and has a C rated Energy Performance certificate.

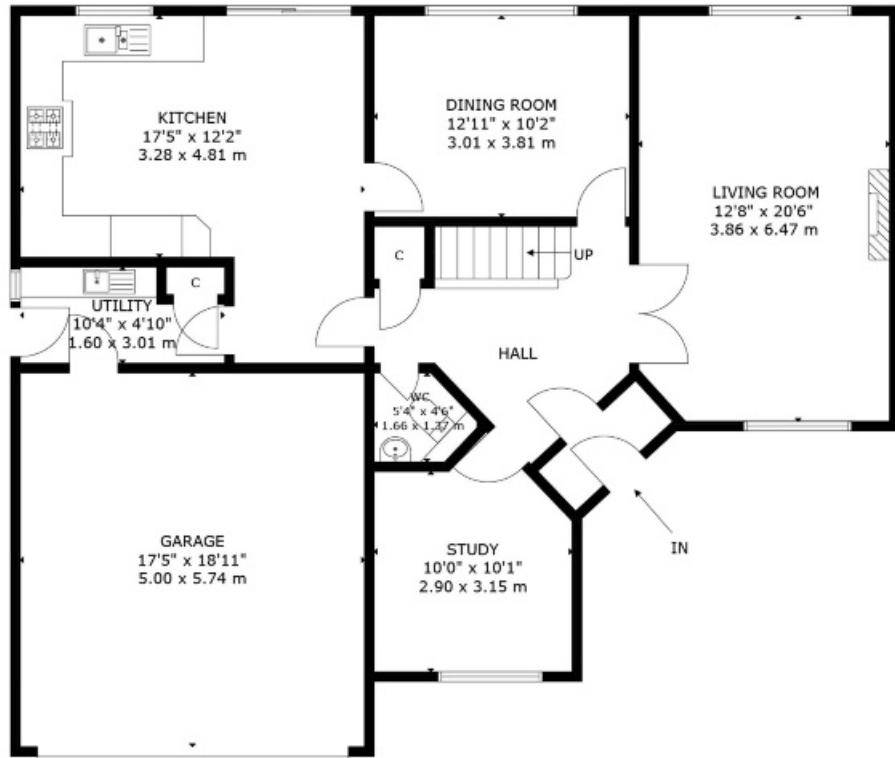
### Extras

The sale price includes fitted carpets (mostly brand new), the double oven, hob and hood and fridge/freezer.

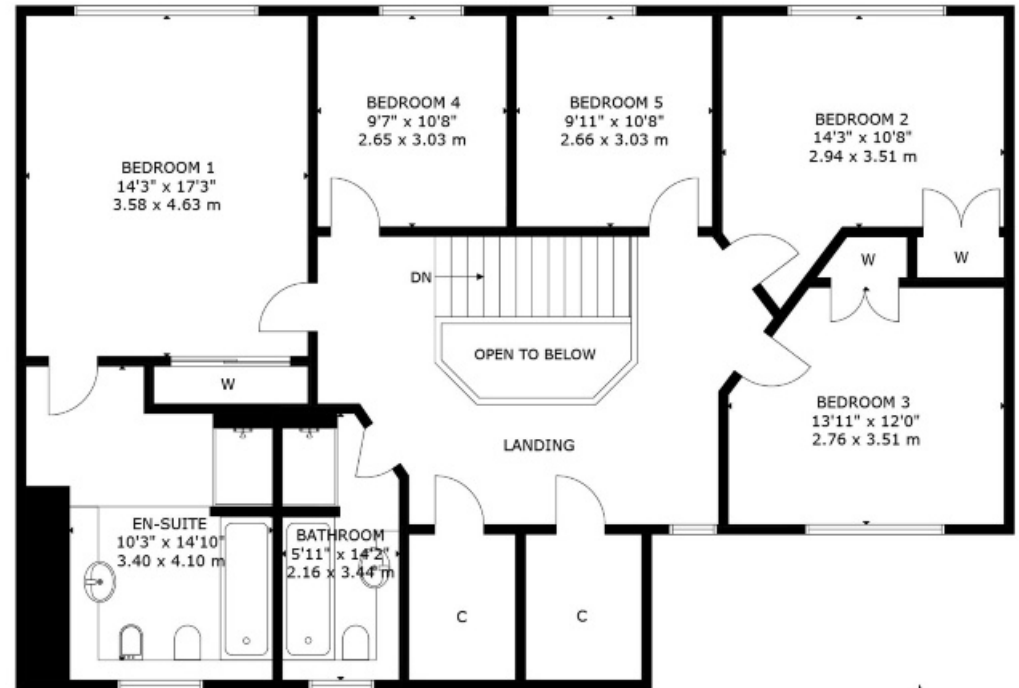
### Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR



FIRST FLOOR



2 MILLBANK, BAIRNO, EH14 7GA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,970 SQ FT / 183 SQ M  
 GARAGE: 328 SQ FT / 30 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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