





East Acres

575 Lanark Road West, Edinburgh, EH14 7BL

'East Acres is a unique architect designed home which has been sympathetically extended to create an exceptional property within an idyllic location on the edge of Balerno village. With grounds extending to just under an acre the property is ideal for those seeking a large detached family home within easy reach of amenities together with the serenity of countryside living. Built to a grand scale, the property has been designed to blend within this most picturesque setting with the rear elevation having a breath taking view across open fields towards the Pentland Hills and access to the Water of Leith.'

With over 300 square metres of accommodation the property is magnificently proportioned and provides fluid yet flexible living space with all but the master bedroom, ensuite bathroom and dressing room located on the ground floor.

Double height reception hall, cloakroom/W.C., dining room leading to sunken lounge with central wood burning chimney, family room/play

room, 'Shaker' style dining kitchen, utility room, sun room, home gym, shower room, family bathroom, master bedroom with luxurious ensuite bathroom plus dressing room, 2nd double bedroom with ensuite shower room, 3 further double bedrooms and study or 6th bedroom.

A shared access road leads to the property with a double garage and well stocked garden to front. With the house set to the front of the plot the majority of the garden grounds are to the rear. The rear garden drops down from the house and provides a panoramic countryside view. The rear garden has a summer house with pond in front.

DOUBLE GARAGE (18'2 X 18'2) 5.5M X 5.5M

Located to the front of the plot is a double garage with power and light.

SERVICES

Oil fired central heating.

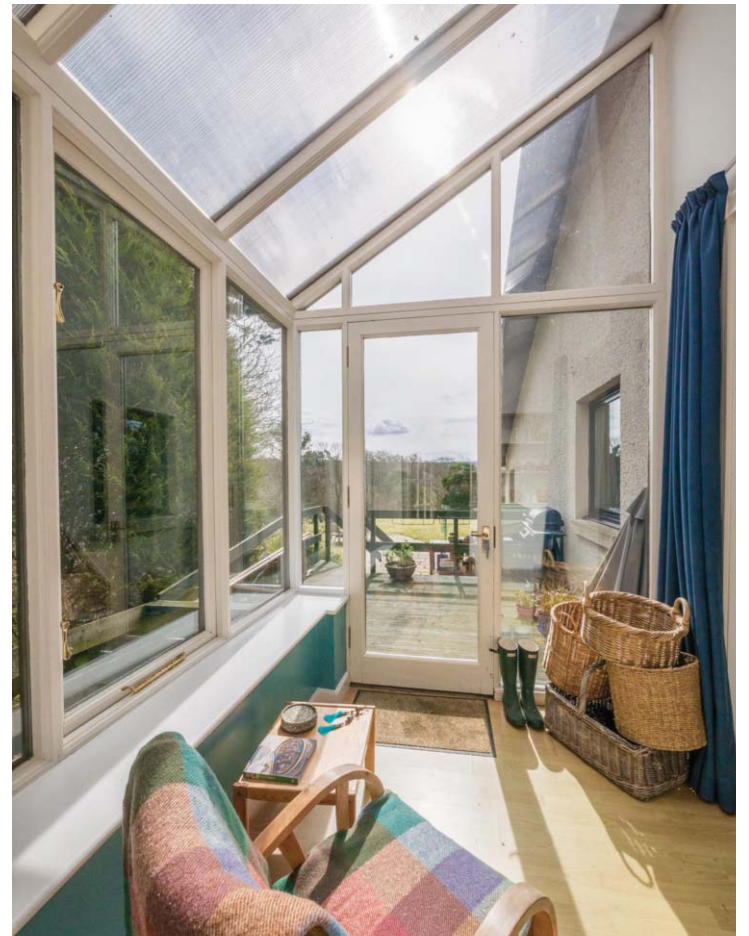
The subjects benefit from a delightful semi-rural location within the highly sought after village of Balerno which is a picturesque suburb some 7 miles South West of Edinburgh City Centre. There is an excellent bus service to the city centre a few hundred yards away with major access roads including the Edinburgh City Bypass, A70 Lanark Road and M8 allowing for ease of commuting out

with the area whilst Edinburgh International Airport is also easily accessible. Balerno has amenities to meet every day needs including localised shops, Scotmid supermarket, 2 local pubs and post office along with the highly regarded schools, Dean Park Primary and Balerno High as are the other merchant schools who run a bus service. The fee paying schools of Merchiston Castle and George Watsons College are also easily reached. Additional shopping facilities are available at Currie and Juniper Green and there are 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 and Napier University at Colinton.

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.

ENERGY PERFORMANCE RATING F

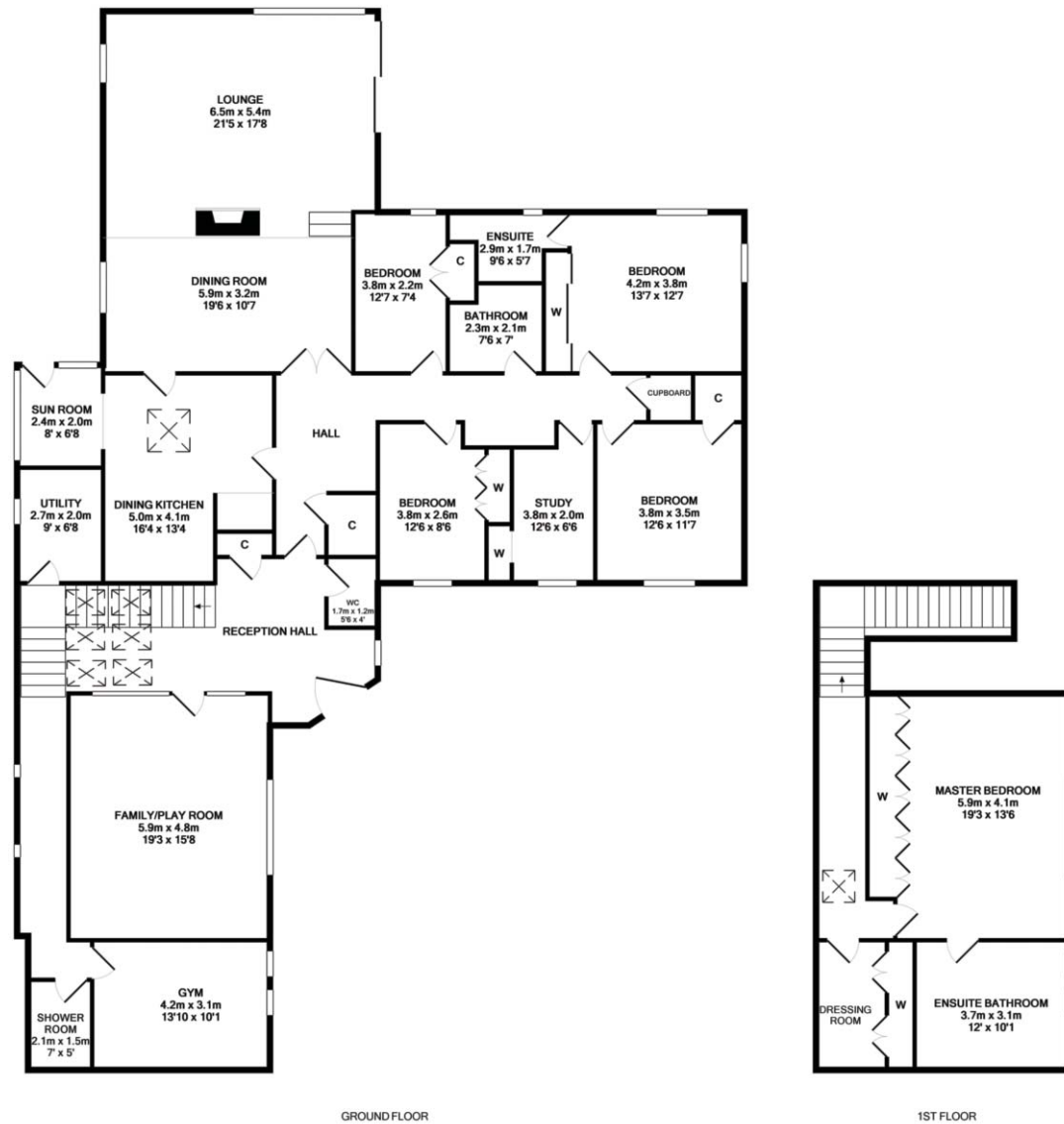












GROUND FLOOR

1ST FLOOR

EAST ACRES, 575 LANARK ROAD WEST, EH14 7BL
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix G2016

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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