



McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

The Mill House

6 LEITHHEAD FARM, BY BALERNO / KIRKNEWTON, EH27 8DJ

THE MILL HOUSE



Leithhead Farm is a unique rural development which enjoys excellent walking routes in the stunning Pentland Hills Regional Park. The development is located a few hundred meters off the A70 around four miles from Balerno and three miles from Kirknewton which boasts rail links to both Edinburgh and Glasgow.

Nearby Balerno Village boasts a post office, general store, restaurants, pubs and the stunning Malleny Garden. Balerno High

School is well known as a top performing school and a real asset to the area. The school bus for Balerno High School stops at Leithhead. Clifton Hall Preparatory School, Merchiston Castle and George Watson's College are also all within easy reach. Edinburgh Park, Scotland's premier business park and recognised as one of the best in Europe, is within easy reach and the property is also well placed for reaching Edinburgh Airport and Central Scotland via the nearby M8 motorway.



THE MILL HOUSE



McEwan Fraser is delighted to present this striking four bedroom property to the market. The Mill House, situated on a fantastic corner plot with large established gardens is part of a traditional farm and steading conversion that was redeveloped approximately 35 years ago. The original buildings served the first mill to sit on the Water of Leith. Today, this exclusive hamlet is an idyllic location that must be seen to be fully appreciated.

Internally, the property enjoys excellent proportions and includes a master bedroom with en-suite, three further bedrooms, master bathroom, dual aspect reception room, conservatory, cloakroom, large dual aspect dining kitchen and a utility room which are all presented in excellent condition. You enter the property through a porch which gives a place to kick

off your muddy boots before entering the house. The porch opens into a wide and welcoming hallway with beautiful Amtico floor running throughout the ground floor. The property boasts a large bright open plan reception room with a stone fireplace and wood burning stove to create a warm welcoming entertaining space. The lounge also gives access to a sizable conservatory which opens onto the rear garden.

To the other side of the hall, you find a large Clive Christian solid oak kitchen which is topped with a beautiful granite work surface. The kitchen has been built around a large American style fridge freezer and a range cooker but also offers a dining area and tremendous amount of prep and storage space for the aspiring chef. An attached utility room has space for further appliances.





“...a large **Clive Christian** solid oak kitchen which is topped with a **beautiful granite work surface...**”



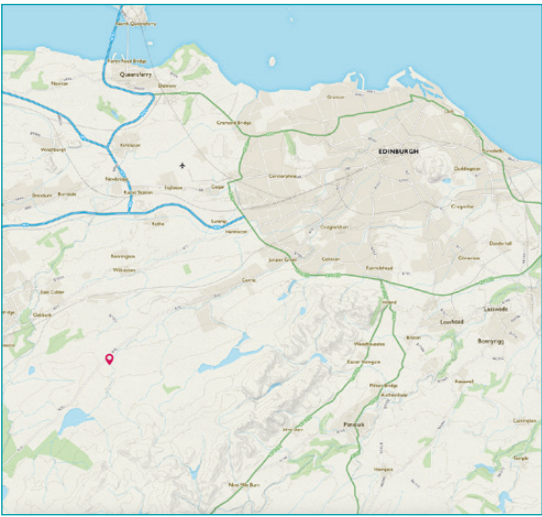
Climbing the stairs, the first-floor landing gives access to four bedrooms, master bathroom and a large loft which is partially floored for additional storage. The light and spacious master bedroom overlooks the rear garden with stunning views. There is ample floor space for a range of free-standing furniture to complement the integrated

wardrobe and en-suite shower room. The remaining three bedrooms are all bright and spacious with attractive décor, integrated storage and access to a master bathroom which is fully tiled and includes a three-piece suite with shower over bath. For extra warmth and comfort, the property includes

gas central heating and double glazing throughout. Externally, the property boasts an attached garage, driveway, large south facing patio and attractive extensive gardens around the property. This is a phenomenal property and pictures can never do it justice. Internal viewing is highly recommended.



THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	8.67m (28'5") x 3.48m (11'5")
Kitchen	6.00m (19'8") x 3.49m (11'5")
Conservatory	4.28m (14'1") x 3.40m (11'2")
Bedroom 1	4.42m (14'6") x 3.48m (11'5")
En-suite	2.01m (6'7") x 1.69m (5'7")
Bedroom 2	3.50m (11'6") x 3.41m (11'2")
Bedroom 3	3.57m (11'9") x 3.45m (11'4")
Bedroom 4	2.90m (9'6") x 2.45m (8')
Utility	2.00m (6'7") x 1.91m (6'3")
Bathroom	2.59m (8'6") x 1.77m (5'10")
WC	1.48m (4'10") x 0.85m (2'9")

Gross internal floor area (m²): 139m²

EPC Rating: E

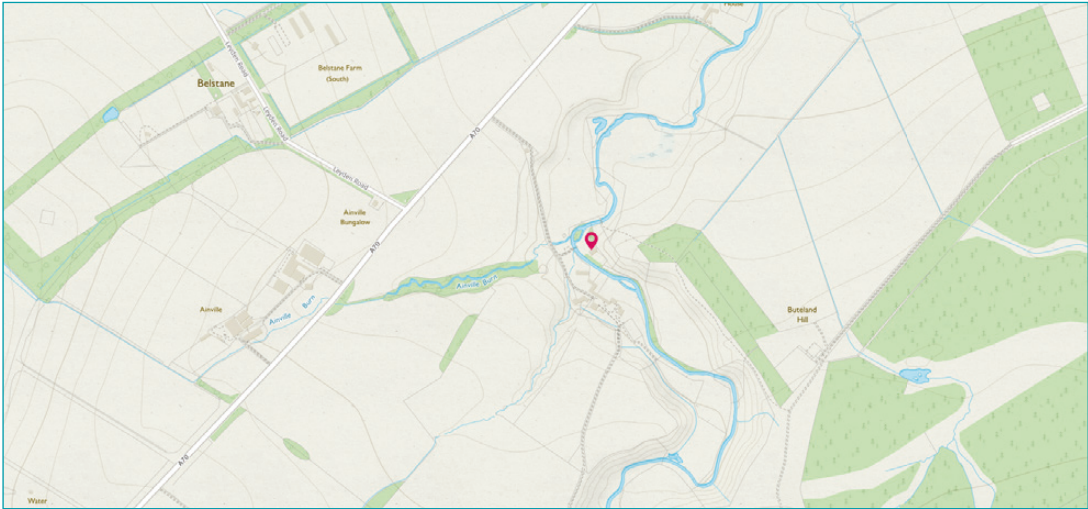


Image credit: <https://www.edin.survey.co.uk/emap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
MICHAEL MCMULLAN
 Surveyor

Professional photography
VIKTOR VASS
 Photographer

Layout graphics and design
ALAN SUTHERLAND
 Designer