



Solicitors & Estate Agents










Offers Over
£600,000

27 Somerville Road

Balerno | Edinburgh | EH14 5BF

Neilsons are delighted to offer on to the market this exceptionally impressive, detached villa, forming part of a popular Cala development, enjoying a superb location in Edinburgh's desirable Balerno area. This generously proportioned home is in immaculate move-in condition throughout and offers stylish and highly flexible accommodation, perfect for those juggling family life and working from home on a regular basis.

-  5 bedrooms
-  2 public room
-  3 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – A
-  Council tax band- G



Description

The internal space briefly comprises: entrance vestibule leading in to the main hallway with carpeted stair to the upper level, built-in understairs storage and convenient downstairs WC, comfortable front facing reception room with tasteful modern décor, carpeted floor, window shutters and beautiful focal fireplace with inset stove, bright and well-proportioned dining kitchen which has been fitted with a fantastic assortment of sleek contemporary units, complete with central island/breakfast bar, coordinated worktops and a range of high spec integrated appliances, there is ample space for a table and chairs and doors lead directly out to the rear garden, utility room with garage and exterior access, spacious principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom, also with wardrobes and en-suite, three further bedrooms, and attractive family bathroom with modern three piece white suite, tiling to floor/splash areas, and separate shower enclosure.



Extras

All floor coverings, blinds, light fittings, integrated appliances and white goods will be included.

Gardens, Garage & Driveway

To the front of the house is a well kept lawned garden, together with a monobloc driveway and single garage to provide excellent off-street parking/overspill storage. To the rear is a substantial fully enclosed private garden, which has a lovely open feel and enjoys a sunny west facing aspect. The garden has been laid mainly to lawn, together with a large, paved terrace, which offers the perfect space to entertain/dine in the warmer months. Please note that the property also benefits from solar panels and battery and an Electric Vehicle Charger.

Viewing

By appointment through Neilsons (0131 625 2222).





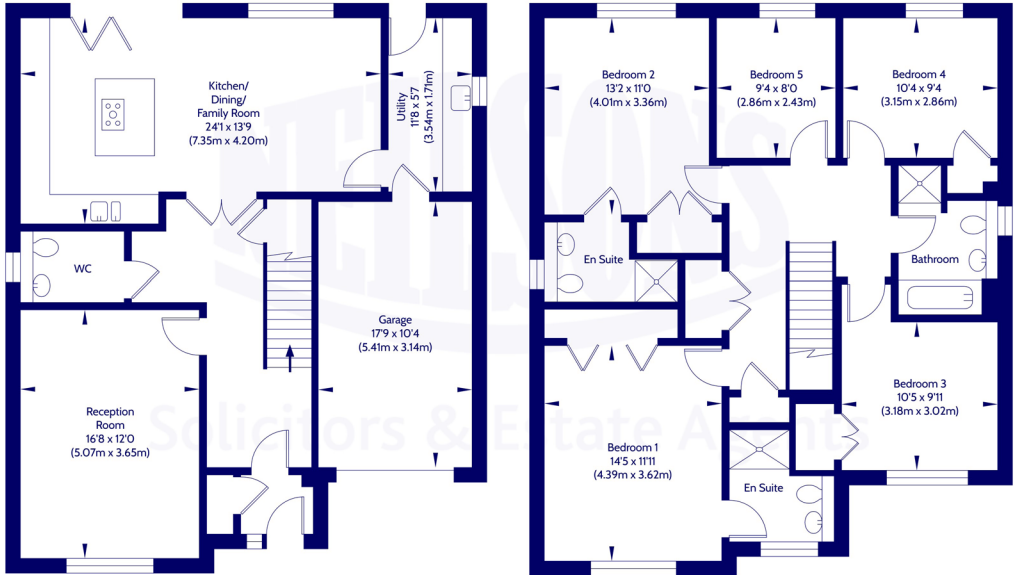
Location

Located just eight miles west of Edinburgh City Centre, the charming area of Balerno has a delightful village feel and offers a peaceful suburban setting close to some of Edinburgh's most beloved outdoor spaces. Popular with families, the village boasts highly regarded schools and great recreational facilities including a wealth of outdoor opportunities with walking routes and cycle paths and indoor sports facilities ensuring residents can stay active all year round. The Pentland Hills Regional Park, Water of Leith Walkway and Colinton Dell are all within easy reach. Despite its quaint village feel Balerno remains well-connected to a host of nearby amenities. A short commute connects residents to the vibrant city centre of Edinburgh, and further retail facilities are available at Hermiston Gait and The Gyle Shopping Centre. Edinburgh International Airport and Scotland's central motorway network are also close at hand, as well as rail connections at nearby Curriehill station.





Approx. Gross Internal Floor Area 172.58 Sq M / 1858 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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