



Offers Over
£500,000

4 Somerville Road

Balerno | Edinburgh | EH14 5BF

An immaculately presented four bedroom detached villa by Cala Homes, set within a sought after modern development in the popular village of Balerno.

Offering well proportioned, thoughtfully designed accommodation with private gardens and an integral garage, the property combines contemporary living with a peaceful semi-rural setting, whilst remaining close to excellent local amenities, schooling and transport links, making it an ideal family home.

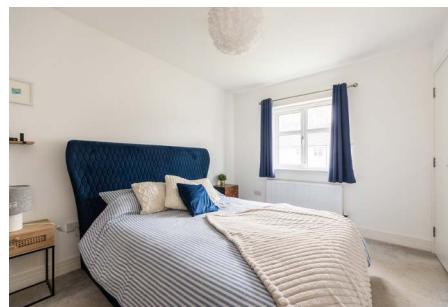
- 4 bedrooms
- 2 public rooms
- 2 bathrooms plus WC
- Front and rear gardens
- Integral garage & driveway
- EPC rating – B
- Council tax band - G



Description

On the ground floor you enter a welcoming hallway which has a door to the garage and a handy WC, and to your left is the bright and airy lounge complete with electric fire and feature fireplace. To the rear you will find the real heart of the home, a beautifully appointed kitchen/family dining room. The kitchen has a range of sleek wall and base units with co-ordinated worktops and French doors opening out to the patio and garden, altogether providing a fantastic space for cooking, dining and entertaining.

The first floor has four double bedrooms, three of which have built in wardrobes and the principal also has a stylish en-suite shower room with overhead rainfall shower. Completing the accommodation on this level is a contemporary family bathroom with a four piece suite including a bath and separate shower cubicle. The property further benefits from gas central heating, double glazing and an alarm system.



Extras

Included in the sale will be the induction hob and electric oven, washer/dryer, integrated fridge/freezer, dishwasher and microwave, and garden shed.

Gardens and Garage

To the front you approach a neat lawned garden, and to the rear is a good sized, fully enclosed garden, predominantly laid to lawn and complemented by a patio area, creating a versatile outdoor space. Ideal for dining and relaxing in the warmer months, the garden also offers a safe and enjoyable environment for children and pets. There is an integral garage with up and over door, power and light, and a double driveway provides convenient off street parking, with on street parking also available.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £24 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





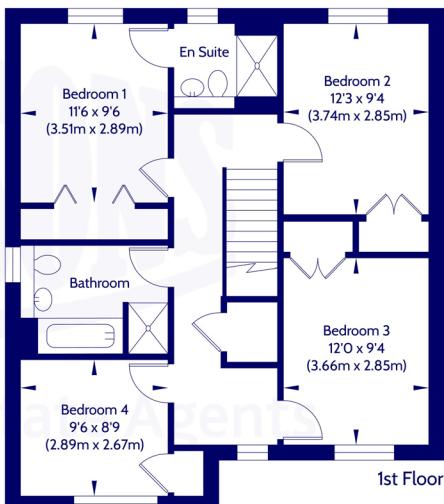
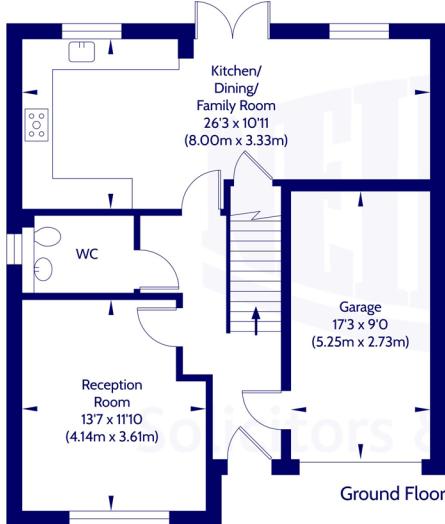
Location

The much sought after village of Balerno lies approximately 8 miles to the south west of the city centre on the edge of the Pentland Hills Regional Park. Excellent reputable schools are close at hand, including Dean Park Primary School and Balerno High School, with Heriot Watt University and its excellent Oriam Sports Centre also nearby. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network including the M8, M9 and M90, Forth Bridges and Edinburgh International Airport. Excellent bus services provide swift access to the city centre and surrounding areas and Curriehill train station is within walking distance. A range of local retailers provide day to day requirements with larger supermarkets found nearby, together with a good range of national stores located at The Gyle and Hermiston Gait. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, Balerno Tennis Club, and lush woodland and forest walks along the Water of Leith, Pentland Hills and Mallerby National Trust Gardens. There is also a play park within the development, located moments away.





Approx. Gross Internal Floor Area 125 Sq M / 1343 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.



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