

KILGOUR

PROPERTY



4 Somerville Road, Balerno EH14 5BF





- Spacious Lounge
- Separate Kitchen/Diner / Family Room
- WC
- 4 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band G
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

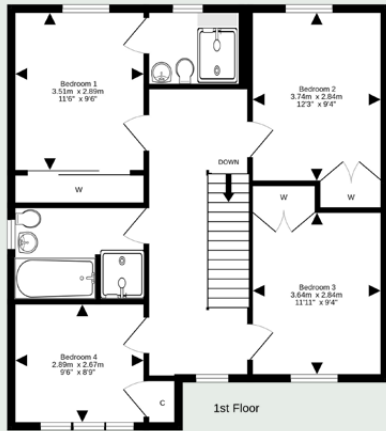
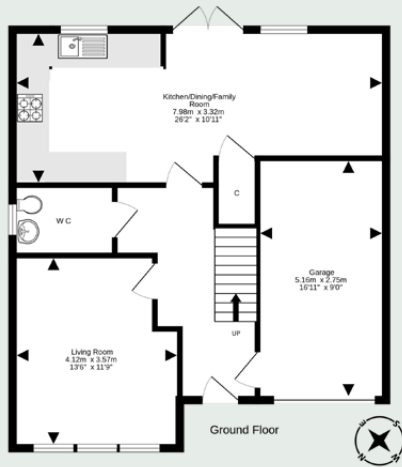
Description

A beautiful family home set within a highly sought after and popular residential location close to amenities and very well placed for commuting.

The property, built by CALA Homes benefits from gas central heating and is fully double glazed. Externally there are private gardens to the front and rear and a driveway leading to an integral garage offering secure off street parking.

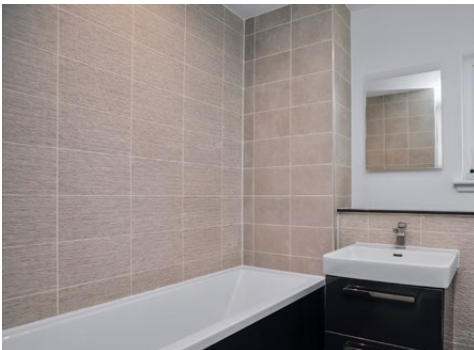
Location

Balerno is approximately 8 miles from the centre of Edinburgh which can be accessed by a frequent public transport service or by the train from Curriehill station in nearby Currie. The property is handy for access to the city bypass, M8/9/90 motorways and the International Airport making it ideal for those with a commute. The village is served by Dean Park Primary and Balerno Community High School both of which are within walking distance of the property. Shopping in the village includes a Scotmid store plus additional shopping in Livingston, Hermiston Gait and the Gyle Centre. Recreational facilities include the local bowling and tennis clubs, popular rugby club, walks along the Water of Leith Walkway and in the Pentland Country Park

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D
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EPC BANDG
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COUNCIL TAX BAND

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|-----------------------------|--------------|--------------|
| Lounge | 13'6 x 11'9 | 4.12 x 3.57m |
| Kitchen/Diner / Family Room | 26'2 x 10'11 | 7.98 x 3.32m |
| Bedroom 1 | 11'6 x 9'6 | 3.51 x 2.89m |
| Bedroom 2 | 12'3 x 9'4 | 3.74 x 2.84m |
| Bedroom 3 | 11'11 x 9'4 | 3.64 x 2.84m |
| Bedroom 4 | 9'6 x 8'9 | 2.89 x 2.67m |







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