



34 Somerville Road  
BALERNO | EDINBURGH | EH14 5BF

**warners**  
solicitors & estate agents





## 34 Somerville Road

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Beautifully presented four bedroom detached villa with front and rear gardens, double driveway and single garage, located only eight miles from Edinburgh's city centre.

This lovely family home is nestled on a large corner plot within an exclusive CALA development surrounded by manicured grounds and within easy reach of the Pentland Hills and Water of Leith and comprises a welcoming entrance hallway with good storage facilities and a wc, a spacious front facing living room which could be utilised as a fifth bedroom, and an open plan family/kitchen/dining room at the rear of the property with doors into the large enclosed garden.

The stylish kitchen is fitted with white high gloss units, a breakfast bar and upgraded stone worktops, integrated induction hob and full range of appliances. There is also a separate utility room with space for further appliances and internal access into the garage.

Upstairs, there are four well proportioned bedrooms all with built in wardrobes, two with modern en-suite shower rooms and completing the accommodation is the family bathroom with bath, vanity sink unit, and separate mains shower cubicle. Externally, the rear garden comprises of a large lawn and sunny patio area, and to the front is a garden area, double driveway and single garage.

Further benefits are gas central heating and double glazing, as well an air source heat pump, solar panels and battery storage, which greatly enhance the property's energy efficiency. There are also fantastic storage options throughout. Early viewing is highly recommended to fully appreciate the situation, and accommodation, on offer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Well presented detached home in sought after CALA development surrounded by manicured grounds
- Generous front facing living room
- Attractive open plan family/living/dining room
- Utility room
- Four good sized bedrooms with integrated storage
- Two en-suite shower rooms, family bathroom and wc
- Driveway to garage
- Large enclosed rear garden
- Gas central heating and double glazing
- Air source heat pump, solar panels and battery storage

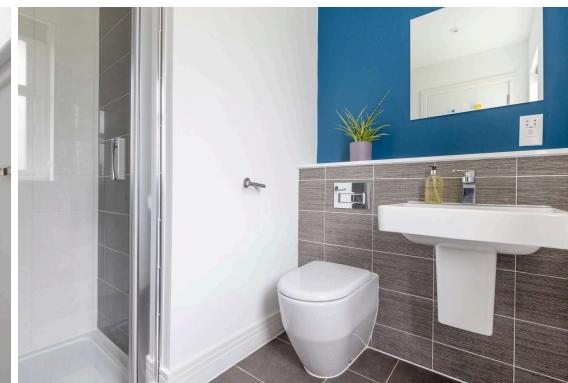
Energy Rating B

Council Tax Band G

Included in the sale will be all window blinds, curtain poles and light fittings (with the exception of the light in the dining room, which will be replaced prior to sale). The wall-mounted TV bracket will also be included, along with the integrated kitchen appliances. Additionally there is a robotic lawn mower, with boundary settings for the front and rear gardens, which will be included.

The washing machine, curtains, and TVs are all available by separate negotiation.

There is a Factor Fee of £5-10 per month for upkeep of common garden areas.



Balerno is a charming conservation village lying to the south west of Edinburgh, close to the Pentland Hills Regional Park and the Water of Leith. Local shopping is to be found within the village, including post-office and banking facilities. Farmers' Markets set to a different theme each month are usually held on the second Saturday of the month. Balerno prides itself on the number of local clubs and associations for children and adults within the village style community. Schooling is offered from nursery to high school level and Heriot-Watt's Riccarton Campus is within easy reach, as is Napier's Sighthill Campus. For the commuter, regular bus services run to other areas and the Edinburgh City Bypass, the main motorway networks, The Gyle Shopping Centre, Edinburgh Airport and Edinburgh's City Centre are all easily reached. Curriehill train station is also easily accessible. Pleasant walks and cycle routes are available within the area including the Water of Leith walkway. Dalmahoy Country Club is only a short drive away and is best known for its championship golf course.





**Somerville Road,  
Balerno,  
Midlothian, EH14 5BF**



Approx. Gross Internal Area  
1804 Sq Ft - 167.59 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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