



Offers Over  
**£285,000**

## 9 Somerville Road

Balerno | Edinburgh | EH14 5BF

This main door upper villa forms part of the established contemporary Esk Apartments by Cala, pleasantly positioned within the desirable residential area of Balerno, close to good local day to day amenities and well placed for commuting.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Allocated Parking
- Communal Garden
- EPC Rating – B
- Council Tax Band - E



## Description

A beautiful, very stylish home comprising; welcoming reception hallway giving access to most rooms. Creating the perfect ambience for relaxing the light and airy reception room features French doors to front providing exceptional natural light and access to the pretty balcony. There is an attractive modern dining kitchen which has a range of base and wall mounted units with co-ordinating work surfaces/ splash backs. Finally, there is a tastefully presented principal bedroom with en suite shower room, second double bedroom and appealing bathroom comprising a classic three piece suite with shower unit over bath. Further benefits include gas central heating, solar panels, double glazing and good built in storage/wardrobes. There is also well maintained communal garden and residential parking.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens, Parking & Factor

The property is attractively positioned with well cared for communal landscaped grounds with residential parking and access to a shared garden which is mainly laid out to lawn. The development is managed by Ross & Liddell for a monthly fee of approx. £62.50. This includes maintenance of communal areas and buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.



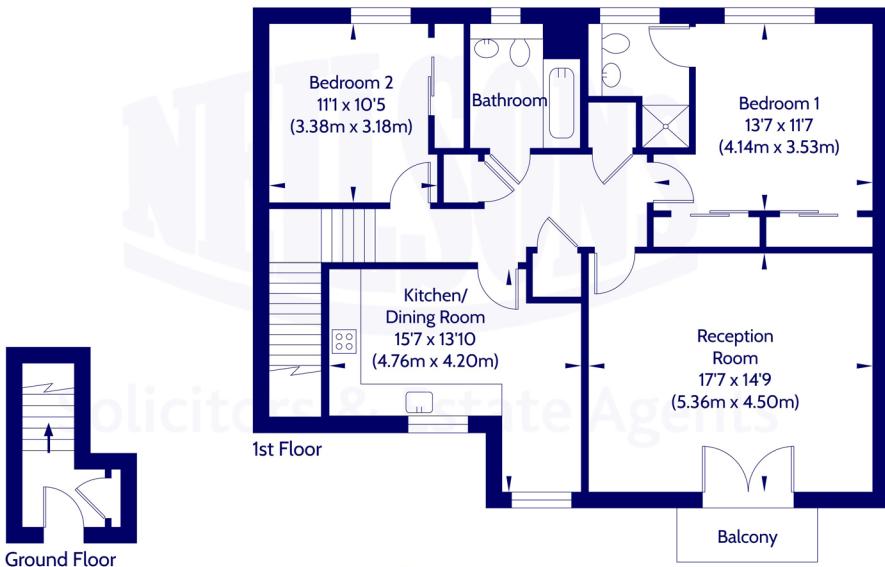


## Location

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 98 Sq M / 1056 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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