



Offers Over
£635,000

34 Somerville Road

Balerno | Edinburgh | EH14 5BF

Located within the desirable village of Balerno, this stylish and immaculately presented Cala Homes built four bedroom detached villa offers a bright and comfortable home ideally suited to modern family living. With local amenities, well regarded schooling and access to open green spaces nearby, the property occupies a prime corner plot and features well proportioned accommodation, complemented by an integral garage and a generous, fully enclosed rear garden. Notably, this home is future-proofed for energy efficiency, featuring solar panels, an EV charging point, and a cutting-edge hybrid heating system (Gas/Air Source Heat Pump), ensuring both comfort and sustainability.

 4 bedrooms

 2 public rooms

 3 bathrooms plus WC

 Front and rear gardens

 Integral garage & driveway

 EPC rating – B

 Council tax band - G



Description

In true move in condition, you enter a welcoming hallway with a walk in cupboard, understairs storage and handy WC, and to your left is the bright and airy lounge. To the rear is the fantastic dining kitchen with a range of sleek white wall and base units with silestone worktops, subway style splashback tiling, a range of integrated appliances, and bi-fold doors to the rear garden. Completing the accommodation on this level is a useful utility room with doors to the side and garage.

Moving upstairs there are four good size double bedrooms all with built in wardrobes and two with en-suite shower rooms, and a family bathroom with a four-piece white suite including a bath and separate shower cubicle. The property further benefits from double glazing, solar panels and hybrid heating system (Gas/Air Source Heat Pump), contributing to its excellent EPC B energy efficiency.



Extras

Included in the sale will be the induction hob and electric oven, washing machine, and integrated fridge/freezer, dishwasher and microwave.

Gardens and Garage

A neat garden to the front and side welcomes you to the property and to the rear is a very generous, fully enclosed garden, laid to lawn with a large patio area offering an ideal place for dining in the warmer months and a great space for children and pets to play. There is an integral garage with up and over door, power and light, and a double driveway with EV charging point provides off street parking, with additional on street parking and visitor parking also available.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £5-£10 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





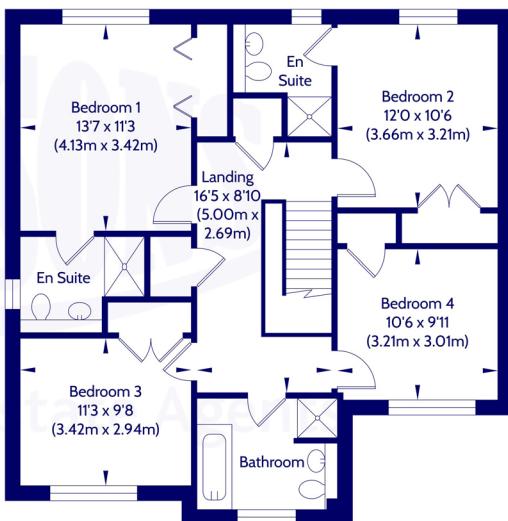
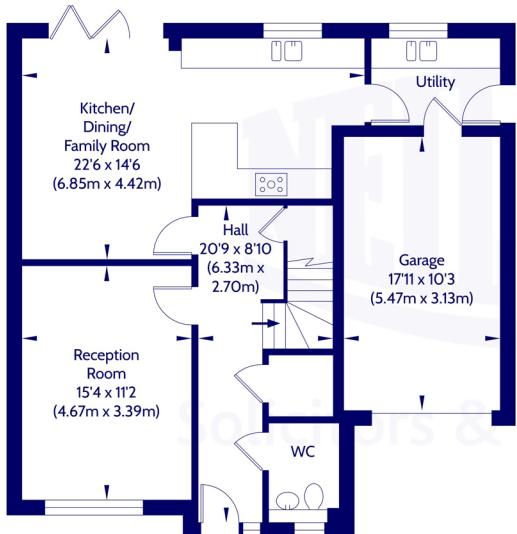
Location

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 151 Sq M / 1619 Sq Ft.



Ground Floor

1st Floor

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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