



9 Somerville Road
Balerno, Edinburgh, EH14 5BF



VMH SOLICITORS



9

Somerville Road

Stylish main door upper flat offering beautifully presented accommodation in an exclusive modern cul-de-sac development

- Delightful sitting room with balcony
- Contemporary kitchen/dining room
- Principal bedroom with en-suite
- Double bedroom 2
- Three-piece bathroom
- Gas central heating & double glazing
- Loft storage
- Shared garden to the rear
- Peaceful well maintained development
- Allocated parking space

Fixed Price : £299,950

Home Report: £310,000

EPC Rating: B

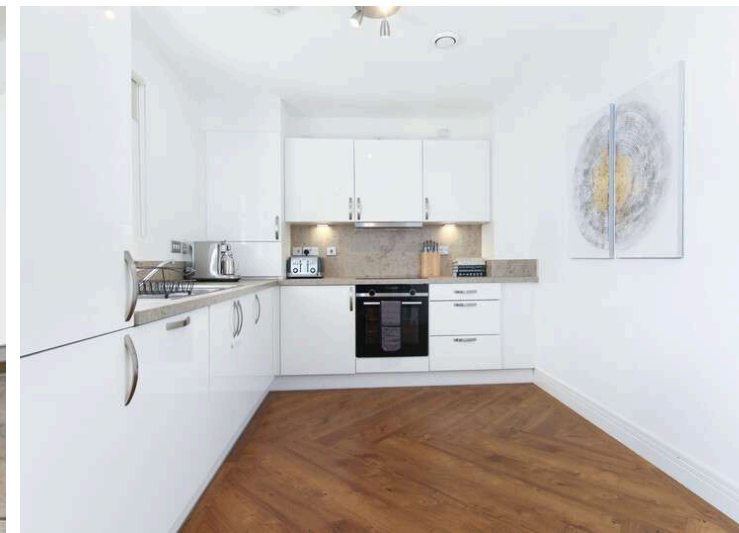
Council Tax: E

Tenure: Freehold

Stylish main door upper flat offering beautifully presented accommodation in this exclusive modern cul-de-sac development in the highly regarded Balerno district to the south-west of the city. The property has been meticulously maintained by its present owners and offers a wonderful home for the professionals, downsizer and growing family alike.

The ground level main door opens into a welcoming vestibule with stairs leading to the hallway with three storage cupboards. The lovely, bright sitting room has French doors which open onto a superb private balcony. The kitchen/dining room has a dining area and is fitted with modern white wall and base cabinets with integrated appliances. The principal bedroom has twin built-in wardrobes and a contemporary en-suite shower room. Double bedroom 2 also has built-in wardrobes. Completing the accommodation is a three-piece bathroom with an overhead shower. There is an attic and allocated parking space to the rear.

Factor: The current appointed factor is Ross & Liddell who manage the upkeep of communal areas. The annual cost is approximately £790, which includes common buildings insurance.

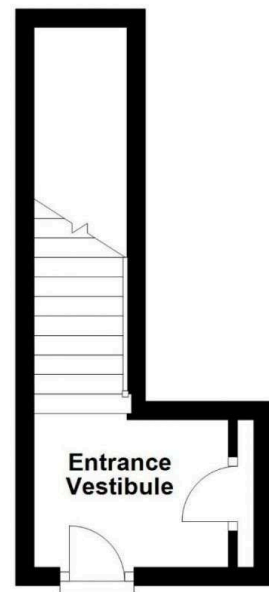




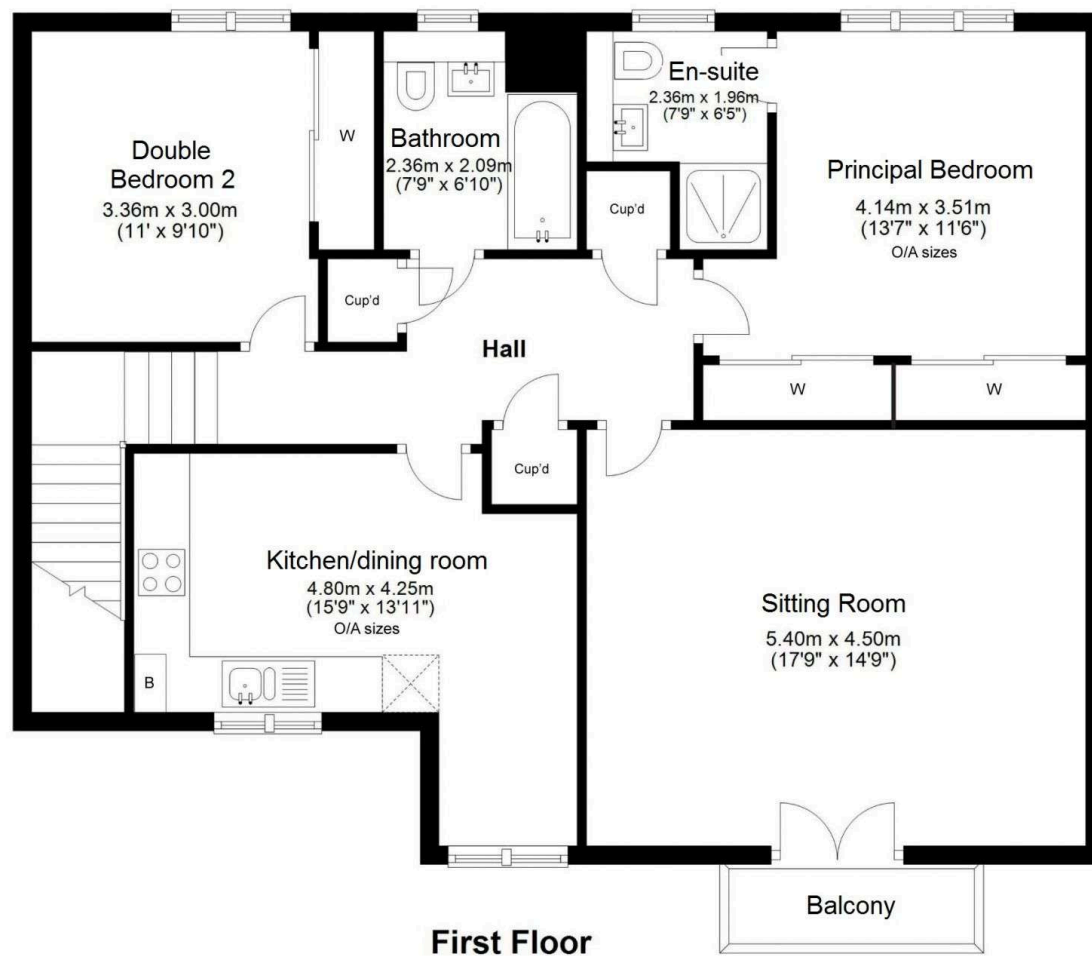
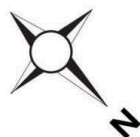


Extras: To include all fitted carpets and fitted flooring, curtains and blinds, light fixtures, oven, hob, extractor hood, dishwasher, washing machine and fridge/freezer.

Location: Balerno is a popular residential area which lies a few miles south-west of the city centre. The local area caters for everyday needs with services including a post office, mini supermarkets, restaurants, traditional pubs and the regular Balerno Farmers' Market offers local, fresh produce. The Gyle Shopping Centre is a short drive away and offers a range of high-street stores, supermarkets and family restaurants. The Pentland Hills are on the doorstep, perfect for outdoor pursuits and fishing at Harlaw and Threipmuir reservoirs, along with walkways and cycle paths. A golf course, leisure club and spa facilities can be found at The Dalmahoy Hotel & Country Club. Regular buses take you to the city centre and access to the Edinburgh city bypass is within easy reach which in turn gives access to all major routes to the north, south, Edinburgh Airport, the Queensferry Crossing and Glasgow. Balerno is renowned for its top-ranking primary and secondary schooling.



Ground Floor



First Floor



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