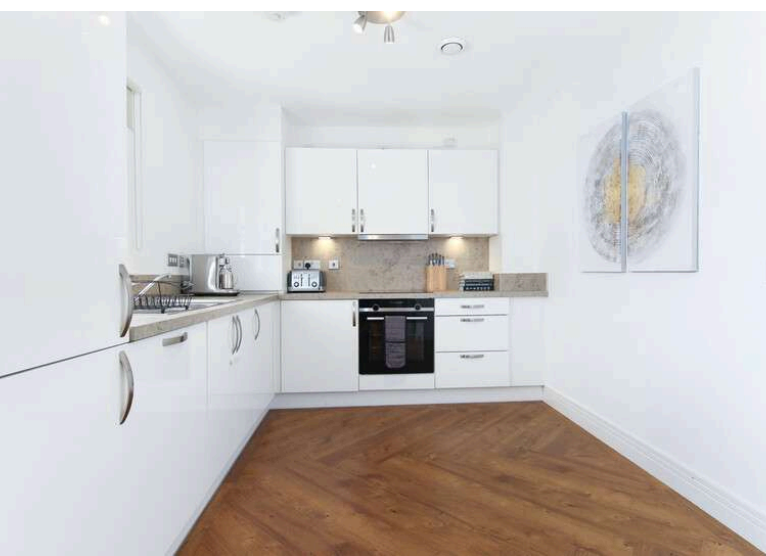




9 Somerville Road
Balerno, EH14 5BF



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9

Somerville Road

Stylish 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.

- Welcoming entrance and hallway
- Spacious living room w/balcony
- Modern kitchen/dining room
- Master bedroom w/en-suite shower & storage
- Second double bedroom w/storage
- Three-piece bathroom
- Gas central heating & double glazing
- Shared garden
- Private residents' parking

Offers Over: £295,000

Home Report: £310,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

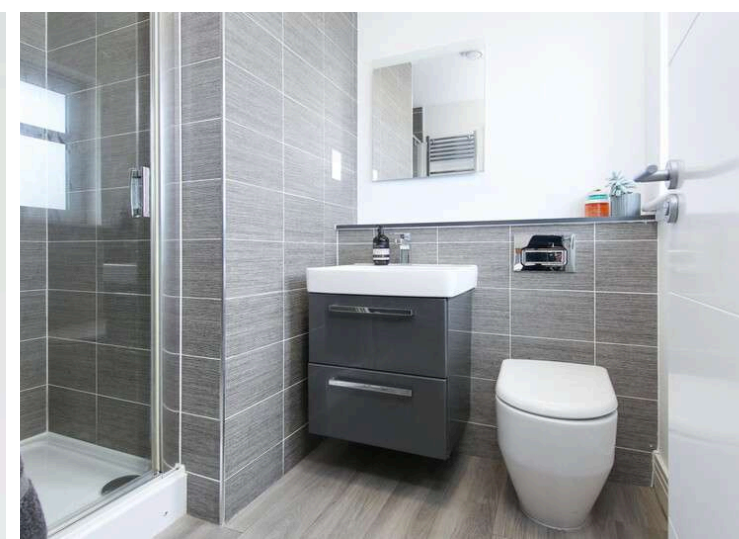
The property has been meticulously maintained by its present owners and comprises entrance stairway and first floor reception hall, spacious lounge with French doors to private balcony, quality fitted kitchen/dining room with integrated appliances, master bedroom en-suite, second bedroom and bathroom.

It also enjoys the benefit of gas central heating and double glazed windows. There is a well kept area of shared garden ground to the rear of the building and private residents car parking adjacent.

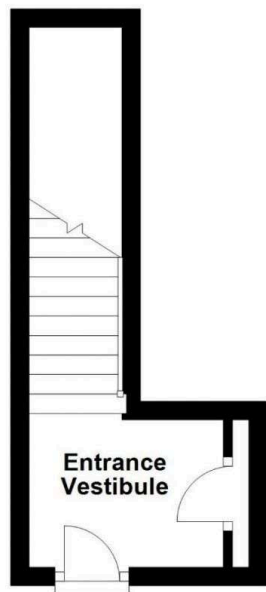
It is anticipated that this home will prove to be of particular interest to the professional couple or down-sizer and early viewing is highly recommended.

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

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.



Balerno, along with neighbouring Currie and Juniper Green, offer an excellent range of shops and services and provide nursery, primary and secondary education. The high school offers a variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the the Water of Leith, access to the cycle path network and open spaces of the surrounding countryside. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre and Hermiston Gait.



Ground Floor



First Floor



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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