

21 Somerville Road

BALERNO, EDINBURGH, EH14 5BF



*STUNNING TWO-BEDROOM GROUND FLOOR
APARTMENT IN A NEW DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this beautifully finished, two-bedroom ground-floor apartment, forming part of an exclusive new development. This property offers contemporary living in a sought-after residential area.

You are welcomed into the property by a bright and spacious hallway, featuring immaculate wooden flooring that flows throughout much of the home. The hallway sets the tone with its fresh, modern feel and generous proportions. The heart of the home is a large living room bathed in natural light, with elegant French doors opening directly onto the private rear garden. White walls and plush new carpets create a serene and airy atmosphere, perfect for both relaxing and entertaining.







The contemporary kitchen boasts high-gloss cabinetry, ample storage, and an integrated induction hob. A large built-in fridge freezer and abundant natural light from strategically placed windows complete this sleek and practical space.





The two double bedrooms are flooded with light. The master features a double window and a large triple-door built-in wardrobe offering excellent storage. The second bedroom benefits from triple windows, making it another wonderfully bright and versatile space.







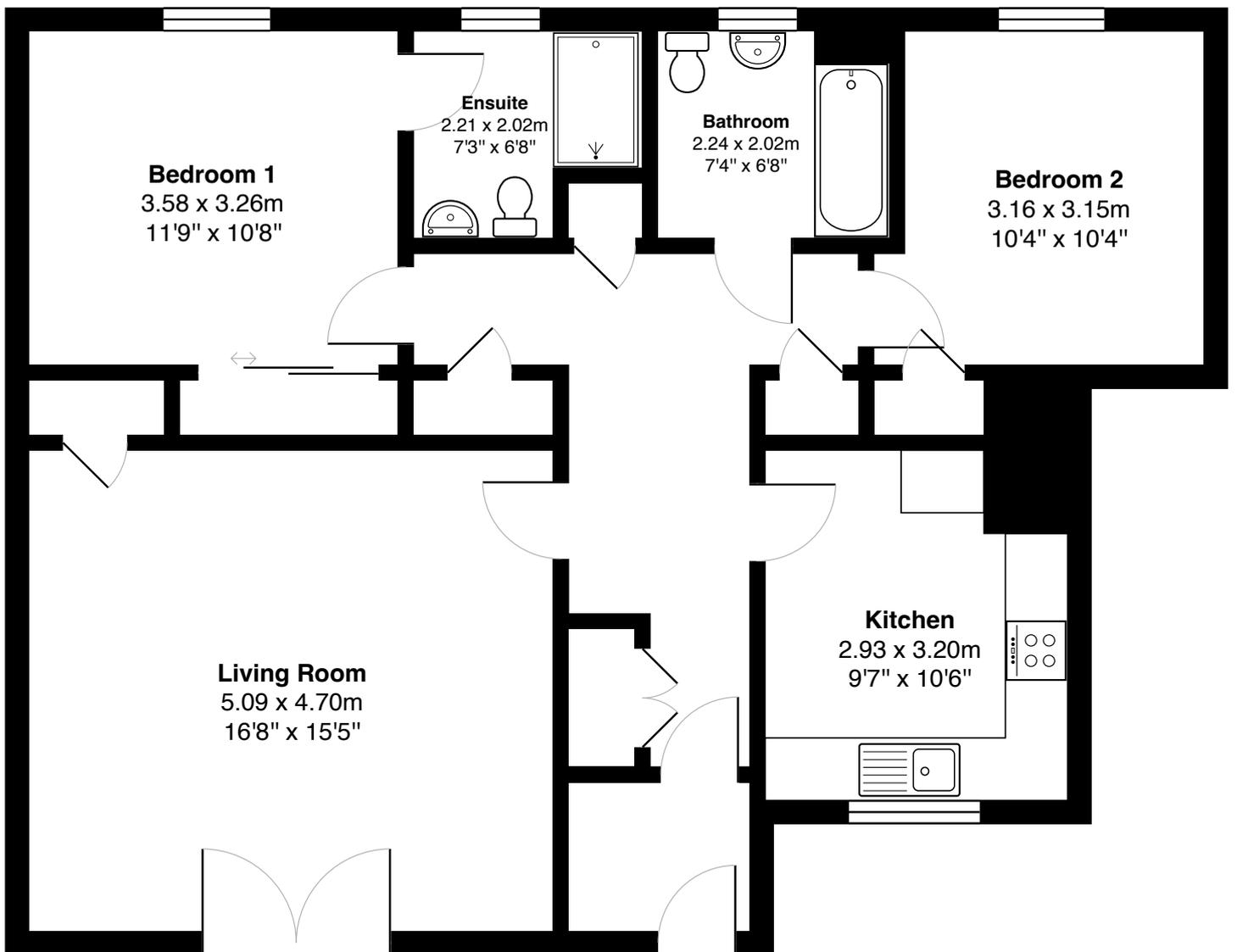
Bedroom 2





There are two beautifully appointed bathrooms. The main bathroom features a stylish walk-in shower, new tiling, a heated towel rail, and a luxurious finish throughout. The second bathroom offers a bath with an integrated shower and is finished in bright white tiling for a crisp, clean look.





Gross internal floor area (m²): 88m²

EPC Rating: C



The garden is well-maintained and provides a tranquil outdoor retreat, ideal for enjoying the warmer months or entertaining guests.

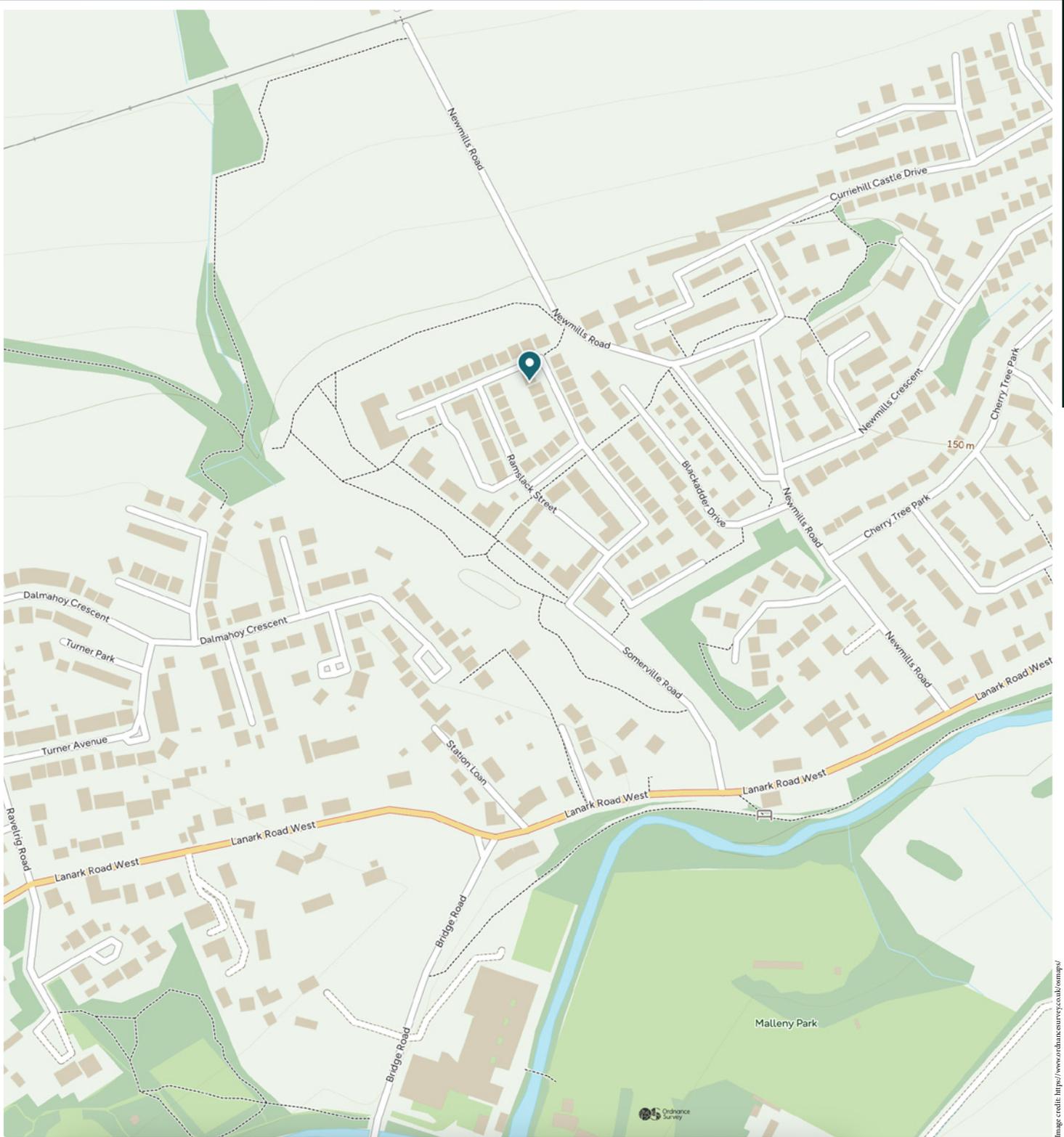




Balerno is a charming suburban village located in the southwestern outskirts of Edinburgh, Scotland. Nestled in the scenic Pentland Hills, it offers a peaceful, semi-rural atmosphere while remaining well-connected to the city. The area is known for its green spaces, including nearby parks and walking trails, making it popular with outdoor enthusiasts.

Balerno has a strong sense of community, with local shops, cafes, and a few historic landmarks, such as the old mill and the Water of Leith flowing through it. It retains a village-like feel despite its proximity to Edinburgh, offering a blend of countryside tranquility and urban convenience. The area is also home to well-regarded schools, making it attractive to families. Overall, Balerno provides a relaxed yet accessible lifestyle just a short distance from the Scottish capital.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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Professional photography
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Layout graphics and design
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