



36 Somerville Road, Balerno

Offers Over £680,000



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Balerno, Balerno

****Executive Style Deluxe Detached Property**** Leonard Nisbet at RE/MAX Estates – Edinburgh is delighted to present this exceptional residence, a superb blend of luxury, space, and versatility.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Entrance Vestibule

4' 3" x 4' 3" (1.29m x 1.29m)

Enter through the front glazed door into a practical entrance vestibule, finished with a hard-wearing, versatile carpet—ideal for wet winter footwear. The area benefits from a pendant light and radiator, with access to the electrical consumer units conveniently housed within a built-in cupboard.

Hallway

7' 9" x 5' 5" (2.37m x 1.66m)

The modern hallway provides access to the main living room, kitchen, downstairs WC, and a useful storage cupboard, as well as the staircase to the upper level. It features a pendant light and a radiator, with grey wood-effect flooring flowing throughout the ground floor. The staircase is finished with carpet, and the digital controls for the hybrid heating system are conveniently located within the hallway.

Downstairs WC

6' 7" x 4' 7" (2.00m x 1.40m)

This stylish downstairs cloakroom is fitted with a white toilet and sink featuring a contemporary mixer tap, complemented by a tiled splashback and grey wood-effect flooring. An opaque window provides natural light while maintaining privacy, and the space is finished with a radiator and a pendant light, creating a practical and modern space.

Lounge

14' 6" x 13' 6" (4.43m x 4.12m)

This inviting lounge enjoys excellent natural light, featuring two windows—one smaller side-facing window and a larger southwest-facing window that floods the room with daylight. The space is finished with soft carpeting underfoot, a radiator, and a contemporary corner pendant light that keeps the ceiling clean and uncluttered. Modern, on-trend décor enhances the relaxing ambience of the room, while the internal door, styled in modern white wood with a glazed panel, adds an elegant finishing touch.





Kitchen Diner

25' 4" x 12' 1" (7.73m x 3.69m)

This exceptional contemporary kitchen offers a sleek, modern finish with pristine white cabinetry, high-quality worktops and matching splashbacks. It includes a built-in oven and microwave, along with integrated appliances such as a fridge-freezer and dishwasher, all gifted with the sale. A stainless-steel one-and-a-half bowl sink with mixer tap and under-unit lighting add style and practicality. A central island forms an impressive focal point and features a ceramic induction hob, paired with a ceiling-mounted extractor fan and mood lighting. Six recessed spotlights illuminate the room, while discreet plinth fan heaters provide additional warmth. Three-panel bi-fold doors open onto the fantastic rear garden, providing an ideal setting for alfresco dining and summer entertaining. The kitchen also offers room for a dining area or family snug, which is complemented by a radiator for added comfort, and provides access to the utility room, garage, and a convenient back door.

Utility Room

10' 8" x 5' 10" (3.25m x 1.79m)

This excellent utility room is well-equipped with a washing machine and tumble dryer, both gifted with the sale. It features a stainless-steel sink with mixer tap, an extractor fan, and a window overlooking the garden. A radiator and a stylish ceiling light add comfort and character. The room also provides convenient access to the garage and the outside via the back door, combining practicality with modern design.



Upper Landing

15' 8" x 7' 1" (4.77m x 2.17m)

The first-floor landing features warm, luxurious carpet underfoot and two pendant lights, creating a welcoming and well-lit space. Modern white wood spindles are paired with dark wood handrails for a stylish contrast. From the landing, there is access to four bedrooms, the family bathroom, and two storage cupboards—one fitted with shelving for convenient storage, and the other housing the hot water cylinder. A loft hatch with a built-in ladder provides access to the partially floored loft, offering additional storage or versatile space.



Principal Bedroom

14' 4" x 14' 2" (4.38m x 4.32m)

This impressive principal bedroom is a bright and spacious retreat, flooded with natural light from a large southeast-facing window. Soft carpeting underfoot adds comfort, while three recessed ceiling spotlights provide a modern finish. Contemporary, on-trend green-painted walls create an elegant and relaxing atmosphere. The room features two generous built-in wardrobes and provides direct access to the ensuite, making it a well-proportioned and highly desirable space.

Principal En-suite

8' 3" x 5' 3" (2.51m x 1.60m)

The modern bathroom is finished with grey wood-effect flooring underfoot and features a white WC and sink with a contemporary mixer tap. A mains-fed rain shower, complete with a separate hand wand, is elegantly enclosed behind a glass cubicle. The space is complemented by three recessed ceiling spotlights, an extractor fan, a window for natural light, and a wall-mounted towel rail, creating a sleek and stylish finish.

Bedroom Two

12' 2" x 9' 2" (3.70m x 2.80m)

Bedroom Two is another generously sized room, complete with its own ensuite. A window overlooks the garden and uninterrupted views of the rolling fields and Forth crossings. The room features built-in wardrobes, a radiator, and a pendant light, all finished to a pristine standard with tasteful décor, creating a comfortable and stylish bedroom.

Bedroom Two En-suite

7' 9" x 4' 7" (2.36m x 1.39m)

This modern bathroom features grey wood-effect flooring and a modern white WC with a contemporary square sink, set against a tiled surround. A glass cubicle houses a mains-fed shower with mixer controls. The space is further enhanced by a radiator, three recessed ceiling spotlights, and an extractor fan, creating a sleek, clean, and stylish finish.



Bedroom Three

11' 11" x 10' 6" (3.63m x 3.21m)

Bedroom three is a spacious double room, currently arranged as a home office, yet offering excellent versatility. A south-facing window floods the room with natural light, complemented by a pendant light overhead. Soft carpeting underfoot, a radiator, and a modern finish add both comfort and style. The generous floor space provides ample room for free-standing furniture, making it suitable for a variety of uses.

Bedroom Four Dressing Room

11' 11" x 10' 7" (3.63m x 3.23m)

Currently arranged as a dressing room, this stylish space is beautifully equipped with ample hanging, storage, and dedicated shoe storage, offering a luxurious and practical retreat. Wood-effect flooring runs underfoot, with a radiator and a window overlooking the rear garden. Subtle brown-painted walls create an elegant and sophisticated atmosphere, while six recessed spotlights add a touch of class. Alternatively, the room easily converts back into a generously sized double bedroom, providing flexibility to suit your lifestyle.

Family Bathroom

10' 11" x 8' 3" (3.34m x 2.52m)

This superb family bathroom features a bath with a convenient hand shower attachment and an extra-large walk-in shower cubicle with both a rain shower head and a hand-held wand. A modern under-sink two-drawer unit and a wall-mounted mirror cabinet provide stylish storage solutions. The room is completed with a window, a large towel rail, and wood-effect flooring, creating a contemporary, practical, and elegant space.

Garage

17' 5" x 10' 2" (5.30m x 3.10m)

This generously sized garage features an up-and-over door and houses the hybrid boiler, combining practicality with convenient access and storage.



Rear Garden

This stunning rear garden offers a thoughtful combination of lawn and patio, perfect for outdoor living and entertaining. A large, beautifully crafted wooden garden studio provides a covered dining area, ideal for enjoying late summer evenings. The versatile studio is fully fitted with electricity and an Ethernet connection, making it suitable as a home office, a gym—as currently used—or for a variety of other purposes. Additionally, a dedicated section provides storage for gardening tools and lawn equipment. A truly impressive and practical addition, this space is a brilliant asset to any modern family home. **Rear Garden**

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DRIVEWAY

2 Parking Spaces

The property benefits from a mono blocked driveway, providing ample space to comfortably accommodate modern family living.



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