



This is a charming and well-presented one bedroom retirement bungalow in a popular development in the heart of Balerno village.

The property benefits from double glazing and electric panel heating throughout.

Larchfield Neuk is located a short distance from the village amenities and comprises a delightful purpose built retirement development of varying house types all set within well maintained landscaped grounds. Balerno is a popular and sought after conservation village which lies approximately 8 miles south west of the Edinburgh City Centre and only 4 miles from the Bypass.

There are excellent local shopping facilities as well as a Bank, Post Office, library, community centre and a selection of Churches all within walking distance. Excellent bus services run to and from the city centre and surrounding areas.

Individuals must be over 60 years of age and if the property is purchased by a couple then one must be over 60 years of age and the other must be at least 55 years of age. Purchasers must be capable of living independently.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway with storage cupboard

Bright south-facing lounge with electric fire and wooden laminate flooring

Spacious bedroom with fitted wardrobe and fitted carpet

Rear Hallway with large walk in cupboard

Fitted kitchen with plenty of worktop and storage space

Lovely tiled bathroom with electric corner shower cubicle, WC and wash-hand basin

External storage cupboard

Access to immaculately kept communal gardens

Car parking for residents and visitors and on street parking available

Extras

Fridge/freezer, washing machine and electric oven. These items are believed to be in good working order though their condition is not warranted.



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
44.8m²