



Offers Over

£200,000

38 Larchfield Neuk

Balerno | Edinburgh | EH14 7NL

Enjoying a peaceful setting within a sought after retirement development, this two bedroom semi-detached bungalow offers comfortable, easily managed accommodation in the popular village of Balerno. The property is surrounded by attractive communal grounds and benefits from residents' parking, with local amenities, green spaces and transport links all within easy reach.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC rating – D
-  Council tax band - D



Description

The entrance vestibule opens into a welcoming hallway with useful storage. Straight ahead is the attractive lounge, where an electric fire provides a cosy focal point, while the adjoining fitted kitchen includes a range of wall and base units with tiled splashbacks and a door to the rear. There are also two double bedrooms, both with fitted wardrobes, and a shower room featuring a corner cubicle, white suite and heated towel rail. Further benefits include electric heating, double glazing and an external store cupboard.



Extras

Included in the sale will be the electric cooker, freezer, and washing machine.

Gardens and parking

The property is surrounded by beautifully maintained communal garden grounds and there is ample residents parking within the development.

Factoring

The communal grounds are maintained by Myreside Management at a cost of approximately £80 per month. It should be noted that any female purchaser should be 60 years of age or over and any male should be 65 years of age or over and be able to live independently.

Viewing

By appointment through Neilsons (0131 625 2222).





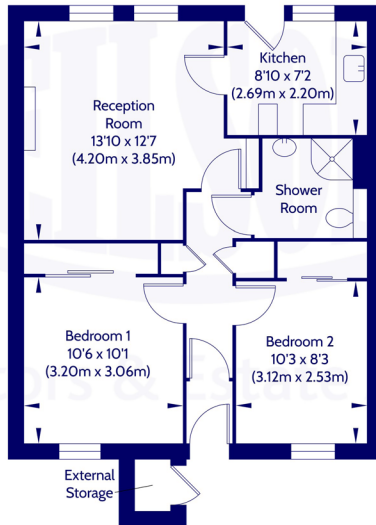
Location

Balerno is a popular and sought after conservation village which lies approximately 8 miles south west of Edinburgh's city centre in a quiet semi-rural locale. There are many leafy walkways and cycle paths along the Union Canal, together with recreational facilities available locally including the rugby club, several golf courses and Pentlands Regional Park. Access to the Edinburgh City Bypass is approximately 4 miles to the east which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport and Glasgow. There are excellent local shopping facilities as well as a Post Office, library, community centre and a church all closeby. Additional shops and services can be found in the nearby villages of Currie and Juniper Green. Good bus services run to and from the city centre and surrounding areas.



Approx. Gross Internal Floor Area 54 Sq M / 579 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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