



Solicitors & Estate Agents



Offers Over

£80,000

2/2 Slaeside, Hanover Court

Balerno | Edinburgh | EH14 7HL

Set within a peaceful and well-maintained development, this lovely ground-floor flat forms part of a small sheltered housing community managed by Hanover (Scotland) Housing Association. Designed for independent living, the development offers comfort, convenience, and security in equal measure.

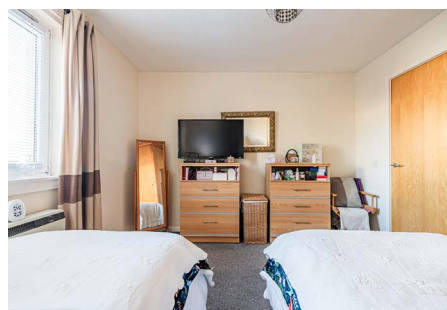
-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation comprises a welcoming hallway with shelved storage and a large walk-in cupboard, offering excellent versatility as additional wardrobe space or a hobby room. The bright reception room enjoys a pleasant courtyard aspect, complemented by neutral décor and fitted carpeting, creating a relaxing living environment. The modern fitted kitchen is equipped with high-gloss white wall and base units, a range of integrated and freestanding appliances included in the sale, and a handy breakfast bar with stools. A shelved pantry cupboard provides additional storage space. The double bedroom benefits from built-in wardrobes offering ample storage, while the bathroom is fitted with a white two-piece suite and a walk-in shower cubicle with an electric shower, all finished with ceramic tiling for easy maintenance.

Prospective purchasers must be minimum age of 55 for a female and 60 for a male, capable of independent living, and approved by the housing association. As part of the sheltered housing arrangement, a 70% ownership share is available for sale, with Hanover Housing retaining the remaining 30%. Residents benefit from a 24-hour Careline alarm system with pull cords in every room, as well as the reassurance of a part-time warden on site. The development is managed by 91BC to which a monthly fee of approx. £100 is payable for the upkeep of the communal areas including the garden grounds, stair lighting and cleaning and includes block buildings insurance.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development features attractive communal landscaped grounds, including a residents' patio garden that provides a welcoming outdoor space to relax and socialise. Ample residents' parking is also available within the development, ensuring convenience for both homeowners and visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

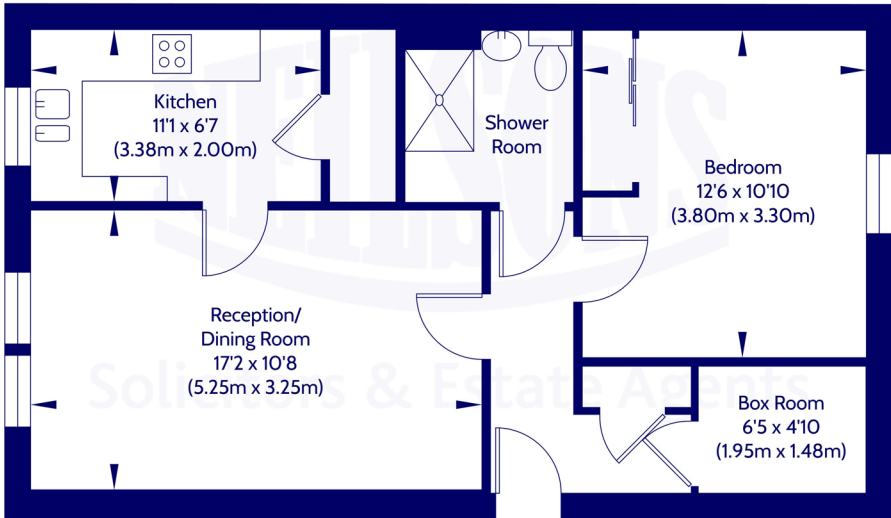
The much sought after village of Balerno lies to the south west of the City Centre, nestled beneath the Pentland Hills next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent local shops and services provide excellent day to day requirements with larger supermarkets found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 52 Sq M / 560 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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