





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



3/3 Hanover Court, Slaeside  
Balerno, EH14 7HL

Shared Entrance hall with security entry phone system  
Hall with excellent storage facilities and access to loft  
Living room with dual aspect windows  
Fitted kitchen  
Two double bedrooms  
Modern shower room with walk-in double shower  
Residents parking  
Newly fitted Electric storage heating  
Double glazing  
Shared landscaped gardens  
Forming part of a Sheltered Housing Development  
70% Share of property For Sale  
30% Retained by Hanover Housing  
EPC: C  
Council tax band: D

3/3 Hanover Court, Slaeside, Balerno forms a spacious and tastefully finished two bedroom upper villa, part of a Sheltered Housing Development managed by Hanover Housing. The subject of sale provides a unique opportunity to purchase a 70% share of a most delightful retirement property with the remaining 30% being owned by Hanover (Scotland) Housing Association. A Certificate of Occupancy is granted by Hanover, please seek advice from your solicitor. The development has a part time manager and the apartment has an emergency pull chord system monitored by Telecare. There is also a guest room available for rent and the building and grounds are factored. A monthly service charge is payable. Prospective purchasers must be a minimum age of 60 and be capable of independent living.

This bright and spacious two bedroom property is in walk-in condition throughout. The apartment has been tastefully decorated and has new fitted carpets throughout. It has been very well maintained and benefits from new electric storage heating and double glazing throughout which ensure a comfortable and ambient living environment. Set amidst landscaped gardens with private residents parking the property has a lovely leafy aspect to both sides.

The well-proportioned accommodation comprise: Shared entrance hall with secure entry door system. Hall with excellent storage facilities and hatch leading to loft space. Living room with dual aspect and lovely leafy outlook. Kitchen with base and wall mounted units, electric oven, automatic washing machine and fridge/freezer, window to side and space for a small table. Bedroom one is a spacious double bedroom with window to side. Bedroom two is a large double with walk-in wardrobe. Contemporary shower room with walk-in double shower and screen. W.C. and wash hand basin, wall mounted mirror and heated towel rail.

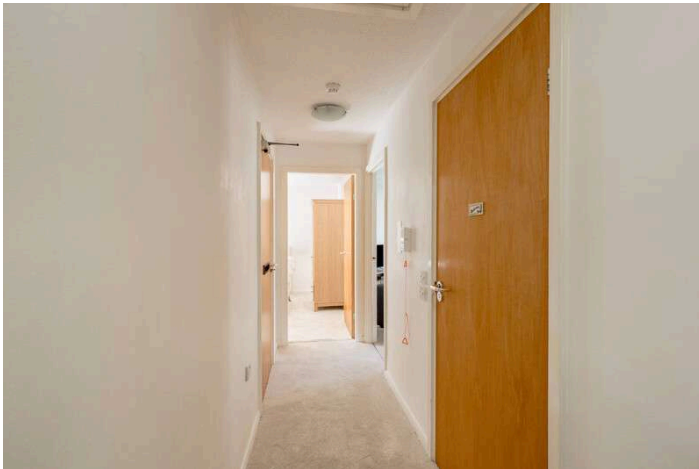
Balerno is a much sought after location offering all the benefits of country living yet within easy reach of the city centre being only seven miles away. With picturesque surroundings and many pleasant walks in the local surrounding areas, this much sought after area has excellent local amenities including a Scotmid Supermarket and local post office. The Gyle Shopping Centre is within easy reach offering a wider range of high street retailers, a Morrisons Supermarket and Marks and Spencer. Regular public transport services operate to and from the city centre and to surrounding areas. Edinburgh city by-pass provides excellent links to the main central Scottish motorway network, Edinburgh Airport, East Lothian, Fife and the Borders.









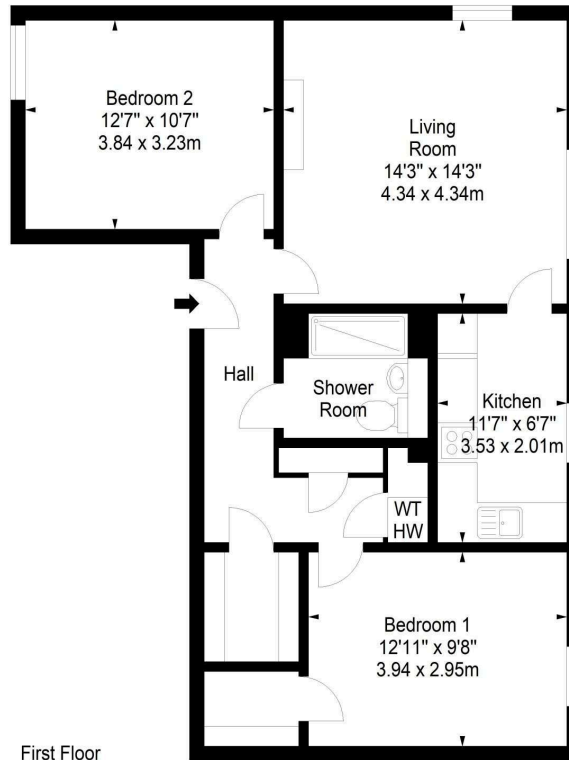




**Hanover Court,  
Slaeside,  
Balerno,  
Midlothian, EH14 7HL**



Approx. Gross Internal Area  
761 Sq Ft - 70.70 Sq M  
For identification only. Not to scale.  
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First Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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