



33 Larchfield Neuk, Balerno, EH14 7NL

Offers Over £195,000

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- Exclusive Retirement Living (Restricted to ages 60+)
- Beautiful Shared Gardens & Resident Parking
- Highly Desirable Village Location near Pentland Hills

- Excellent Commuter Links via Bus, Rail & City Bypass
- EPC Rating: D
- Council Tax Band: D

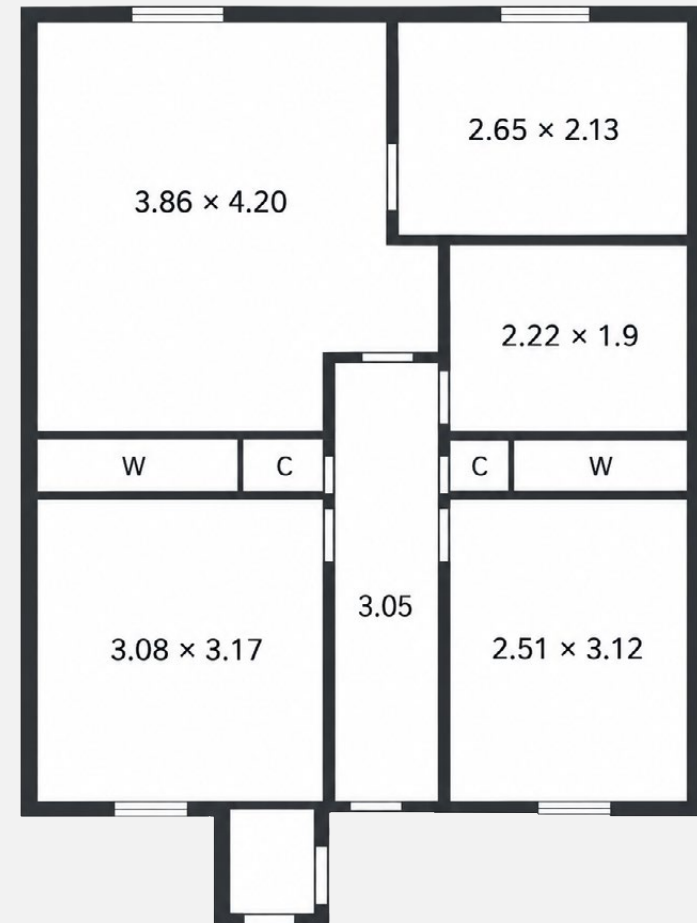
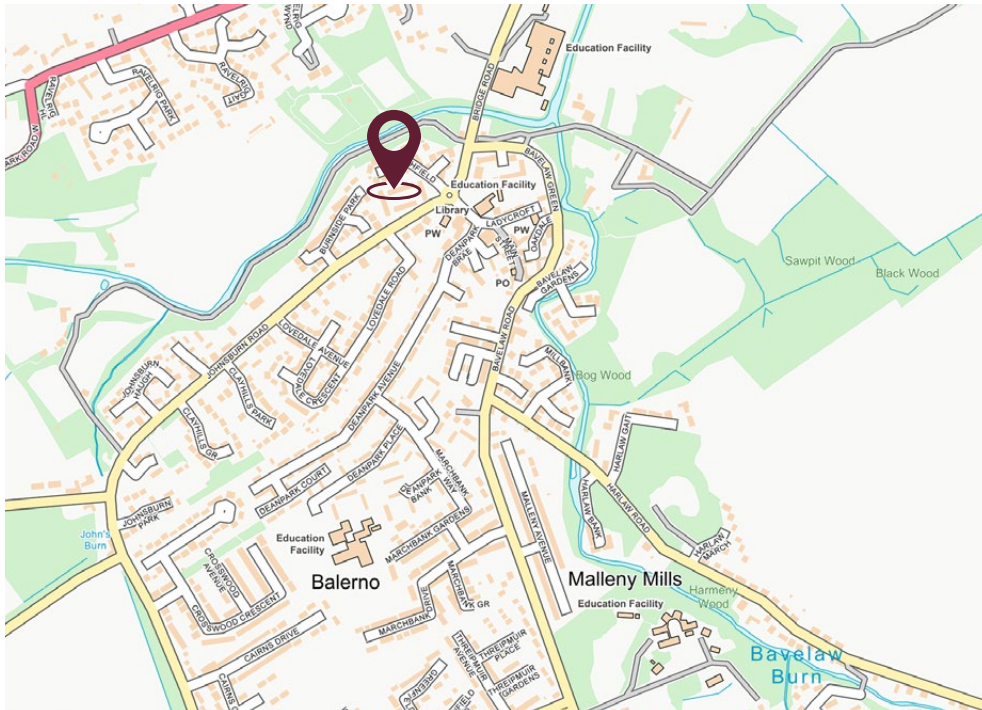
An excellent opportunity has arisen to acquire this charming two-bedroom home. Tucked away in a quiet residential cul-de-sac, this bright property forms part of a highly sought-after, privately owned retirement development factored by Myreside Management. Please note that residency is exclusively restricted to individuals aged 60 and over. It represents a fantastic find for downsizers looking to enjoy an independent lifestyle within a secure, peaceful, and like-minded community setting.

Situated on the desirable south-west outskirts of Edinburgh, Balerno provides an enviable village atmosphere on the doorstep of the scenic Pentland Hills Regional Park and the Water of Leith Walkway. The property is just a short walk from a wonderful selection of nearby cafes and restaurants, as well as essential amenities like a local Scotmid supermarket and sports clubs. The area boasts superb, frequent transport links for visitors and day trips, including the Lothian Bus 44 route directly into Edinburgh city centre, nearby Curriehill railway station, and fast access to the Edinburgh City Bypass. Early viewing is highly recommended.

Internally, the accommodation is designed for comfortable, low-maintenance living. Featuring two spacious bedrooms alongside a light and airy sitting room and kitchen, the property benefits from double glazing throughout and optimized electric storage heaters to keep it cosy year-round. Externally, residents enjoy beautifully maintained landscaped shared gardens and convenient shared residential parking.



Sitting room	3.86m x 4.20m
Kitchen	2.65m x 2.13m
Hallway	0.8m x 3.65m
Bathroom	2.22m x 1.9m
Bedroom 1	3.08m x 3.17m
Bedroom 2	2.51m x 3.15m



Ground Floor

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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