



Offers Over
£190,000

36 Larchfield Neuk

Balerno | Edinburgh | EH14 7NL

A fantastic opportunity has arisen to purchase this attractive terraced bungalow quietly set within a lovely, landscaped courtyard setting, forming part of a small, sheltered housing development within the popular village of Balerno. The development has a warm community feel and benefits from a fantastic central location within walking distance to excellent amenities and transport links.

2 Bedrooms

1 Public

1 Bathroom

Communal garden

Residents' parking

EPC Band - D

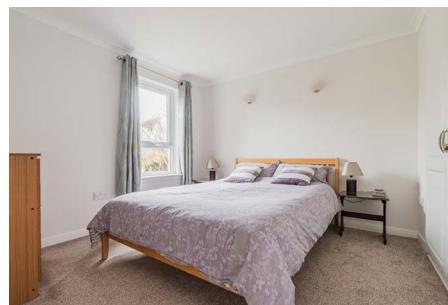
Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with useful built-in storage, spacious and bright twin-windowed reception/dining room with electric fireplace pleasantly overlooking the communal grounds, fitted kitchen with door to rear, stylish fitted bathroom with bath and separate shower cubicle, light and airy principal bedroom with fitted storage and well proportioned second bedroom. Further benefits include electric heating, double glazing and a useful external storage cupboard.

The development is factored by Myreside Management for a fee of approximately £80 per month, which covers maintenance of the communal grounds. The purchaser must have attained 60 years of age to purchase and be able to live independently (further details available from selling agents).



Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens and Parking

The property benefits from immaculately kept communal grounds to the front and rear together with a car park for residents.

Viewing

By appointment through Neilsons 0131 625 2222.





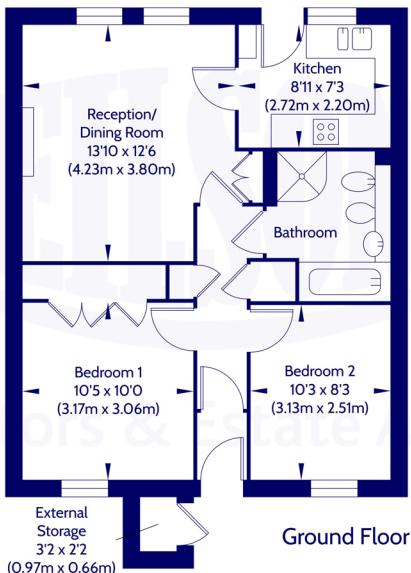
Location

Balerno is a popular and sought-after conservation village which lies approximately 8 miles South West of Edinburgh City Centre in a quiet semi-rural locale. There are many leafy walkways, 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 selection of Churches all within walking distance. 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 / 577 Sq Ft.



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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