NEILSONS

Solicitors & Estate Agents



Fixed Price

£150,000

29 Larchfield Neuk

Balerno | Edinburgh | EH14 7NL

This most attractive, extensively upgraded main door lower villa with small private front garden is quietly set within a lovely, landscaped courtyard setting, forming part of a small, retirement 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 commuting links.

- 1 Bedroom
- 1 Public room
- 1 Bathroom
- Private & Communal Gardens
- Resident's Parking
- EPC Rating – D
- Council Tax Band - C



Description





Offered to the market in true move-in condition, having been upgraded in recent times to include a new kitchen and bathroom, bespoke built-in wardrobes, replacement internal doors together with decoration and flooring, to name but a few. Affording good natural light throughout and enjoying a light and stylish interior, the accommodation comprises; entrance vestibule with useful built-in storage. There is a sizeable front-facing reception/diningroom with large cupboard and feature open shelving. An inner hallway again with further storage provisions, leads to the stylish fitted kitchen with window and door leading to the rear communal patio. The kitchen itself has ample wall and base units with complementary worktops incorporating the built-in hob/oven/hood with free standing fridge freezer and washing machine included in the sale. The sizeable double bedroom, again situated to the rear of the property benefits from cleverly designed overhead built-in storage units with bespoke deep built-in mirrored wardrobes. Lastly the modern bathroom comprises of a white three piece suite with electric shower over the bath. Further benefits include electric heating with upgraded heaters together with double glazing.

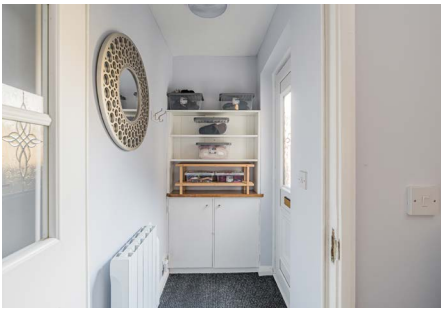
Extras

All fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in electric hob/oven/hood, fridge freezer and washing machine.



Externally

There is a private area of garden ground located to the front, paved for ease of maintenance and partially fenced providing a level of privacy. There is a communal garden to the rear including a drying area and paved patio, situated directly outside the property. The development is set within attractive, landscaped communal grounds with central lawns with mature borders. Resident's parking is available to the front of the development with visitors parking available within the area.



Factors & Additional notes

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 on 0131 625 2222.





Location

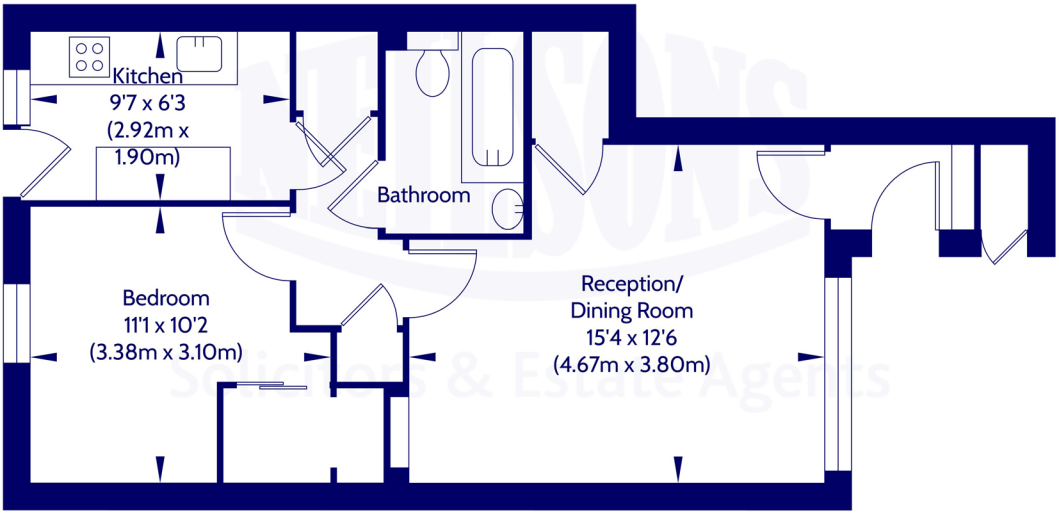
Balerno is a popular and sought-after conservation village which lies approximately 8 miles South West of Edinburgh City Centre in a quiet semi-rural locale. There are many leafy walkways, cycle paths along the Union Canal together with recreational facilities available locally including the Rugby club, 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 44 Sq M / 473 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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