



## 6 Larchfield Neuk

BALERNO, EDINBURGH

EH14 7NL

This bright, stylish main door upper flat forms part of a small and exclusive retirement development which lies a short distance from the excellent local amenities within the popular village of Balerno.

Secure entrance hall with staircase, lounge/dining room, modern fitted kitchen, double bedroom with fitted furniture and built-in wardrobe and fully tiled shower room.

Electric heating, double glazing, private store, and attic. Attractive and well-maintained shared garden grounds, residents, and visitor parking.

cg  
& co

CURRIE GILMOUR & CO



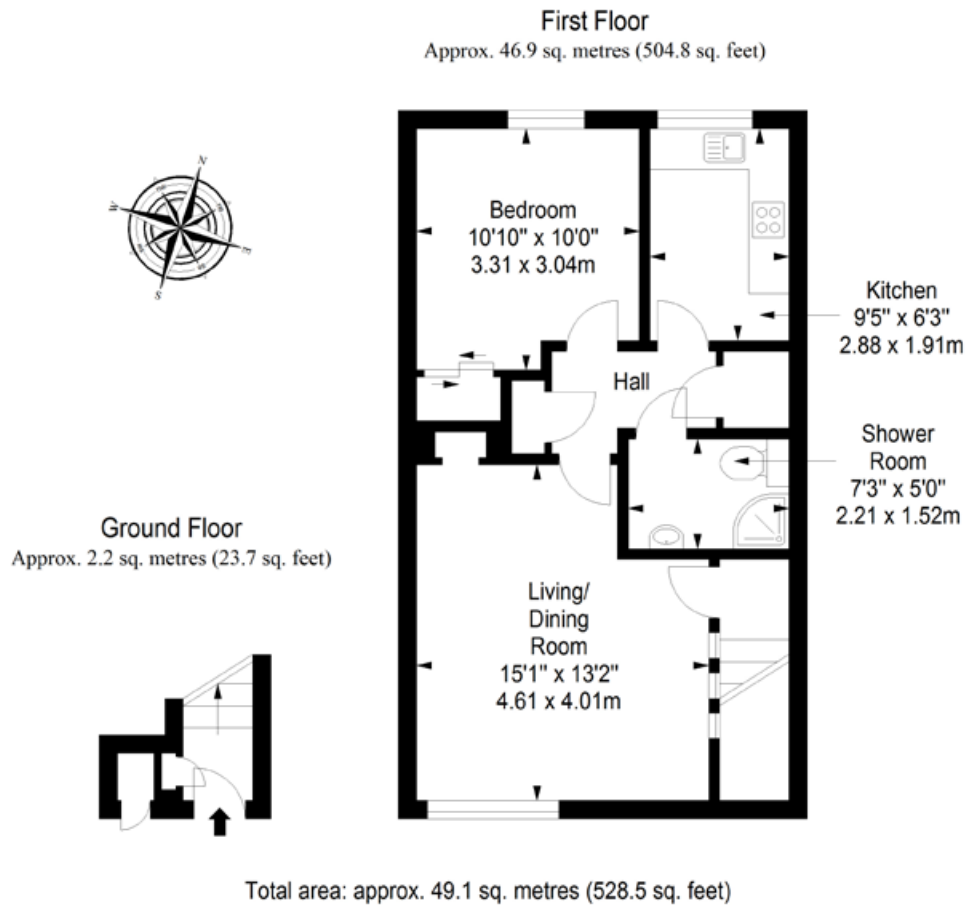


## GENERAL DESCRIPTION

This bright, stylish main door upper flat forms part of a small and exclusive retirement development which lies a short distance from the excellent local amenities within the popular village of Balerno. The property has an internal layout comprising, a secure entrance hall with staircase to the upper floor. The lounge/dining room has door to the inner hall and twin front facing window overlooking the landscaped courtyard. The inner hall has storage cupboards off, hatch to attic and provides access to all remaining rooms. The modern fitted kitchen has rear facing window and incorporates a number of appliances which will be included in the sale price. The double bedroom overlooks gardens to the rear and features fitted furniture with built-in mirrored door wardrobe. The fully tiled internal shower room features a white suite with instant electric shower. The property's specification includes electric heating and double glazing. Externally there is a private store and well managed shared garden grounds which incorporate the developments carpark.

## SITUATION

Balerno is a popular and quiet semi-rural residential area which lies a few miles southwest of Edinburgh city centre. It has a pleasant rural village feel, with an active community and excellent local amenities including the Mill café and local church, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station.







#### NOTE

The development is factored by Hanover Housing and individuals must be over 60 years of age to purchase. If the property is purchased by a couple, then one must be over 60 years of age and the other must be at least 55 years of age. The purchasers must be capable of living independently. Hanover Scotland are the Factors and there is an annual maintenance charge covering communal maintenance and landscaping.

#### ENTRY

By Arrangement

#### PRICE & VIEWING

For asking price and viewing arrangements please telephone Currie Gilmour & Co Property Department on 0131 229 2088 or visit [www.espc.com](http://www.espc.com)

#### ENERGY EFFICIENCY RATING: D

#### NOTES OF SALE

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

cg  
& co

**CURRIE GILMOUR & CO**

Suite 3, Thain House  
226 Queensferry Road  
Edinburgh  
EH4 2BP

Property Department  
0131-229 2088  
Fax 0131-228 5112

espc