

**FOR SALE
BALERNO
15 LARCHFIELD NEUK
EH14 7NL**



FIXED PRICE £94,995

£10,000 BELOW THE HOME REPORT VALUATION!

A delightful, bright and well proportioned upper flat, situated in an exclusive retirement development, situated in the sought after village of Balerno to the South West of Edinburgh. The property has been well maintained by the current owners and is in excellent decorative order throughout. The flat has benefitted from a recently refurbished luxurious showerroom, a series of modern fitted wall and base units in the kitchen and an insulated attic space. The property has a number of features built in, including a 24 hour alarm call system (there are emergency pull cords in each room), double glazing, waist high power points and an entry phone system. There is also a manager associated with the site who is on call 24 x 7. In addition to this there is a resident's lounge and guest suite.

ACCOMMODATION

Hall, lounge, kitchen, double bedroom and luxury shower room. Private monoblocked area with raised flower bed and communal gardens.

VIEWING

Sat 2-4pm or by appointment with the owner on 07752 456 383 or alternatively through Purdie & Co. Tel: 0131 346 7240

Purdie & Co
Solicitors &
Estate Agents

Property Department

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The property is situated in the delightful village of Balerno, which is approximately eight miles south west of Edinburgh's City Centre and is surrounded by unspoilt countryside. There is a very good range of local facilities including a supermarket, post-office, bank and chemist. The village has a number of local clubs and groups for members of the community. There is also a village Church which organises a number of activities. The Edinburgh City Bypass is a short drive away, which allows access to all parts of the City, Edinburgh Airport and The Gyle Shopping Centre. Edinburgh's City Centre is also easily accessible either by car or public transport. There are also excellent bus links from the main road, which connect to the city centre and in turn the surrounding areas.

The property is situated at the end of the development. There is an external key safe by the front door (for secure ease of access by family members, carers etc.) and an entry phone system. The front door opens on to the stair to the upper floor. This in turn opens on to:



LOUNGE

A lovely, bright, spacious lounge, with open views over the development. There is an electric coal effect fire creating a focal point in the room. Carpet, ornate ceiling light, electric storage heater, entry phone handset, three double power points, aerial point, freesat TV point and phone point.

KITCHEN

A light and airy, recently fitted kitchen, with a series of white wall and base units and a granite effect roll top worksurface. There are attractive views towards the rear of the property. Set into the worksurface is a stainless steel sink with a right hand drainer and mixer tap. Wood effect, vinyl flooring, wall mounted electric heater, water heating control switch, double power point and three single power points, plus appliance points. The electric oven, washing machine, fridge, freezer and microwave will be included in the sale.





DOUBLE BEDROOM

A good sized double bedroom, situated towards the rear of the property, with built in mirrored wardrobes (fitted with shelving and a hanging rail). Electric storage heater, carpet, pendant light, TV aerial point, phone point and two double power points.

SHOWERROOM

A stunning, luxurious showerroom, fitted with a white three piece suite comprising of the shower (with a glazed shower screen), sink and WC. The stone effect ceramic tiling is on two walls with further tiling to dado height on the other walls. There is a wooden seat within the shower and the controls are to the side of the shower for those requiring assistance. Vinyl stone effect flooring, extractor fan, recessed halogen downlighters, storage heater and extractor fan.



HALL

Providing access to all upper rooms. The central 24 hour emergency control unit is located here. Carpet and ceiling light. There are two cupboards; one housing the hot water tank and fitted with shelving and the second (also with shelving), housing the fuse box.

ATTIC SPACE

The attic space has been recently insulated and is accessed from the hall.

EXTERNAL STORE

There is an external store cupboard situated to the right of the entrance to the property. In addition there is a separate cupboard housing the electricity meter.





RESIDENTS LOUNGE & GUEST SUITE

There is a fully furnished lounge which includes a small kitchen and is available for use for all residents within the development. Please note that this is for recreational purposes only (no business activities are permitted). In addition to this there is a visitor's suite with a double bedroom and showerroom, which is currently £15 per night.

GARDENS & PARKING

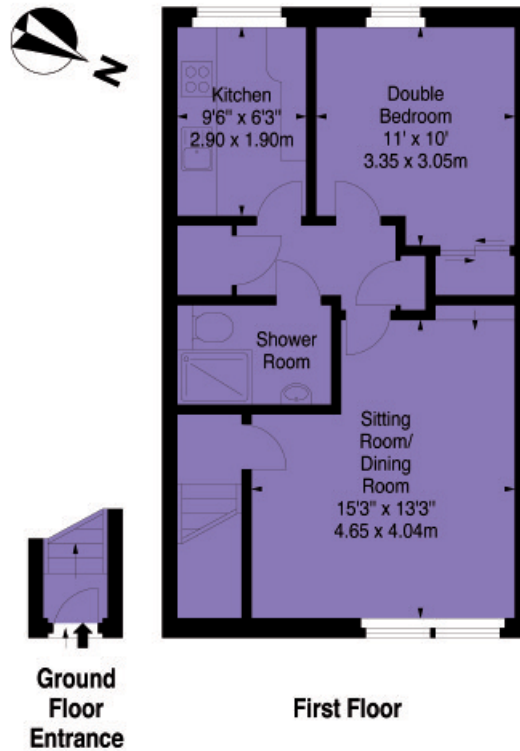
To the front of the property, there is a mono block area, along with an attractive raised flower bed. In addition to this, there are very attractive, well maintained communal gardens within the development.

There is a private car park within the development and exists on a shared residential basis.

EXTRAS

All curtains, carpets and fitted floor coverings will be included in the sale. The external key safe unit, electric oven, washing machine, fridge, freezer and microwave will be also included in the sale, however, please note that due to their age, no warranty is given for their functionality.

Larchfield Neuk, EH14 7NL
Approx. Gross Internal Area
522 Sq Ft - 48.49 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.