



23 Larchfield Neuk, Balerno, City of Edinburgh, EH14 7NL

Charming One-Bedroom, Main Door, End-Terrace, Retirement Villa

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Property Description

Charming one-bedroom, main door, end-terrace villa, forming part of a small and exclusive retirement housing development. Set within a cul-de-sac, located in the highly sought-after village of Balerno, to the southwest of Edinburgh, with local amenities and scenic green spaces just a short distance away. Comprises an entrance hall, a living room, an inner hall, a kitchen, a double bedroom, and a shower room.

Highlights include a stylish fitted kitchen and bathroom, upgraded internal doors, and quality carpeted flooring. In addition, there is double glazing, electric heating, and excellent integrated storage spaces, including an attic. Externally, there are beautifully maintained shared rear gardens to the rear, garden grounds to the front, and a residential car park.

Beautifully presented throughout, the property boasts a welcoming private entrance with external storage and a vestibule featuring a built-in cupboard. Opening onto a bright and spacious front-facing lounge, finished in a neutral décor, carpeted flooring and twin windows, allowing an abundance of natural light. An inner hall is set off the lounge, providing access to the rest of the property and featuring further convenient storage space.

Set to the rear, a well-proportioned kitchen is fitted with stylish units, wood-effect worktops, a metro-tiled surround, a sink with a drainer, an integrated electric hob and an eye-level microwave and oven, and a freestanding washing machine. A door from the kitchen provides direct access to the private rear garden – ideal for enjoying the outdoors.

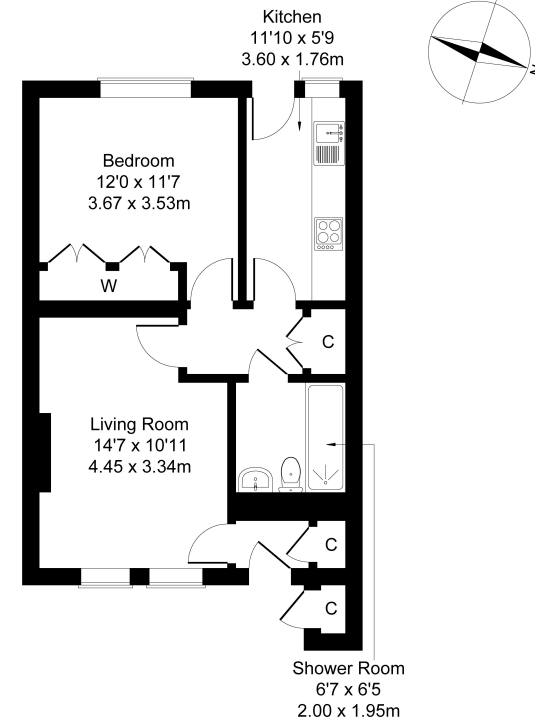
A good-sized double bedroom is also set to the rear, overlooking the garden, finished with light decor, carpeted flooring, and a built-in wardrobe with mirrored sliding doors. Completing the accommodation, a stylish shower room is set internally, with a modern suite, including a large shower cubicle, tiled splash walls, wood-effect flooring and a ladder-style radiator.

Please note: The development is factored by Myreside Management at an approximate charge of £80 per calendar month. This covers all the maintenance of the communal areas within the development and also the buildings insurance. Individuals must be over 60 years of age to purchase and must be capable of living independently.



23 Larchfield Neuk, Balerno, EH147NL

Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Balerno is a highly desirable residential village located approximately eight miles south-west of Edinburgh city centre. Set just off the A70, it offers excellent transport links for commuters, with regular bus services and easy access to the city bypass, main road networks, and Edinburgh Airport. This well-established community enjoys a welcoming village atmosphere and provides a good range of local shops, services, and amenities, including sports clubs and highly regarded primary and secondary schools. Additional retail

options can be found at nearby Colinton, Longstone, and at The Gyle and Hermiston Gait retail parks. Nestled on the edge of the scenic Pentland Hills Regional Park, Balerno is perfect for lovers of the outdoors. Residents can enjoy picturesque woodland walks along the Water of Leith and around Harlaw and Threipmuir Reservoirs, as well as the beautifully maintained Malleny Gardens. Nearby golf courses at Dalmahoy and Baberton further enhance the area's recreational appeal.





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