



1a Larchfield Neuk, Balerno, City of Edinburgh, EH14 7NL

Tastefully Presented, One-Bedroom, Main Door, Maisonette Up to date price and viewing info at mov8realestate.com/property



Property Description

Quietly set in a leafy cul-de-sac, this one-bedroom maindoor maisonette offers modern interiors, loft storage, and access to a charming communal green in the heart of Balerno.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, and a shower room.

Tastefully finished throughout, highlights include a modern fitted kitchen with appliances, contemporary flooring, and a stylish shower room.

Set within a quiet, established development with a central green, further features include double-glazing and good storage, including a loft space.

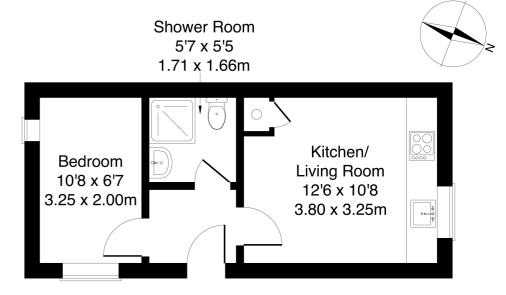
This charming property greets you with a welcoming hallway that provides access to all areas of the home. The spacious open-plan living and dining area flows seamlessly into the kitchen, offering ample room for both lounge and dining furniture. Modern wood-effect flooring runs throughout the space, complemented by a central light fitting that enhances the atmosphere.

At the front of the room, you'll find a stylish kitchen equipped with sleek, modern units, stone-effect worktops, and a tiled backsplash. It comes complete with a sink and drainer, an integrated electric hob and oven, as well as a freestanding under-counter fridge/freezer and washing machine.

The dual-aspect double bedroom offers a tranquil space, located on the opposite side of the living area. The property is finished off with a contemporary shower room featuring a modern suite and stylish tiled walls and flooring.



Approximate Gross Internal Area: (269 sq ft - 25 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 situated just eight miles southwest of Edinburgh's city centre. Conveniently located off the A70, it offers excellent commuting options by both bus and car, with easy access to the city bypass, main road links, and Edinburgh Airport. The village benefits from a vibrant community and a variety of local amenities, including sports clubs, a swimming pool, and respected primary and secondary schools. For shopping, residents have access to supermarkets at The Gyle and Hermiston Gait retail parks, as well as in Colinton and Longstone. Nestled on the edge of the scenic Pentland Hills Regional Park, Balerno also offers access to tranquil woodland walks along the Water of Leith, around Harlaw and Threipmuir reservoirs, and in Malleny Gardens. Golf enthusiasts can enjoy nearby courses at Dalmahoy and Baberton.



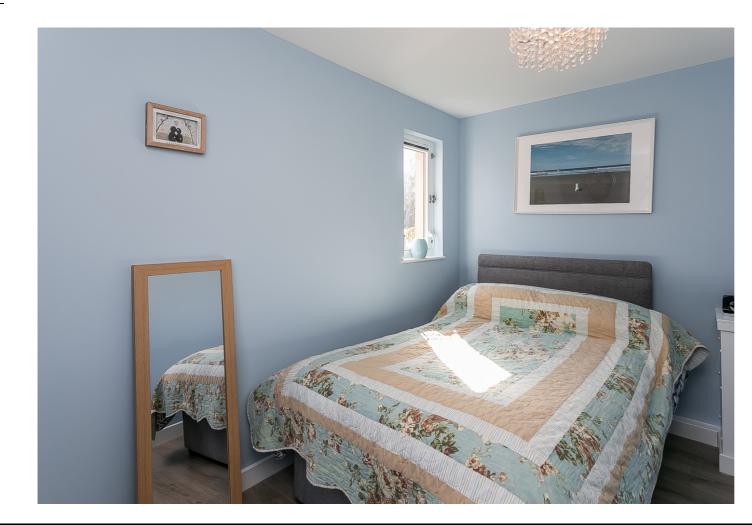
















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