

## Fixed Price £95,000

- 20 Larchfield Neuk, Balerno, Edinburgh, United Kingdom EH14 7NL



### Property [Description](#)

This is a bright and popular style upper flat, which is privately owned and forms part of a small sheltered housing development. Situated within an attractive courtyard and central setting, the property has easy access to local amenities, shops and public transport within the village. The accommodation comprises entrance stair (stair lift can be included) to spacious lounge/dining, fitted kitchen, double bedroom with wardrobe facilities and spacious modern shower/wet room. There is also a partially floored attic with access ladder. Benefits include modern double glazing, electric heating and non allocated residents parking area. To the front, there are attractive factored gardens and a warden service is provided. (See further information on age qualification and services provided) An individual purchaser must be a minimum of 60 years of age and if purchased by a couple, then one must be minimum 60 years of age and the other a minimum of 55 years. Current Factors are Hanover Scotland and there is a service charge of approx. £120 pcm, this includes buildings insurance, communal grounds maintenance, warden/manager service and 24HR Telecare phoneline for emergency situations. Purchasers must be capable of living independently and not requiring nursing care.

### Features

### Basic [Details](#)

Property Type:	<b>Flat</b>
Listing Type:	<b>Under Offer</b>
Listing ID:	<b>1611</b>
Price:	<b>£95,000</b>
Bedrooms:	<b>1</b>
Council Tax Band:	<b>C</b>

### Address [Map](#)

✓ Heating System:	Electric
✓ Garden	
✓ Parking:	Residents parking

Country:	United Kingdom
County:	Edinburgh
City:	Balerno
Postcode:	EH14 7NL
Street:	Larchfield Neuk
Street Number:	20
Floor Number:	0
Longitude:	W4° 39' 27.9"
Latitude:	N55° 53' 5.3"

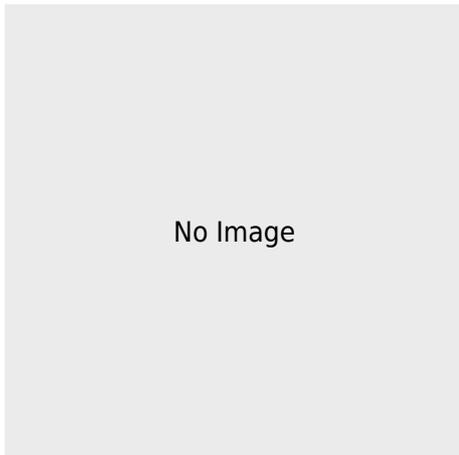
## Property Rooms

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-  Lounge/Dining room
-  Kitchen
-  Bedroom
-  Shower Room

## Agent Info

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Nicky Kelly

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