

# 28 Larchfield Neuk

BALERNO, EDINBURGH, EH14 7NL



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser is delighted to present this one-bedroom upper flat forming part of a well-maintained sheltered housing complex in the highly sought after area of Balerno. The property has double glazed windows and electric heating and offers spacious, well-maintained accommodation with excellent storage. The complex is factored by Hanover Scotland with an age restriction of 60 years old, however a partner may be 55 years of age. The property can be purchased by anyone if the resident(s) who will live there meet the age criteria.

The accommodation includes a main door leading up the well-proportioned living room has with neutral décor fireplace. You will also find a fitted kitchen with plenty of storage and space for a full range of appliances, spacious double bedroom with integrated storage; and finally, a three piece bathroom suite.

Early internal viewing of this lovely apartment is essential to fully appreciate both the generous accommodation full of potential on offer and the unique setting of this lovely retirement community.

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**The Lounge**









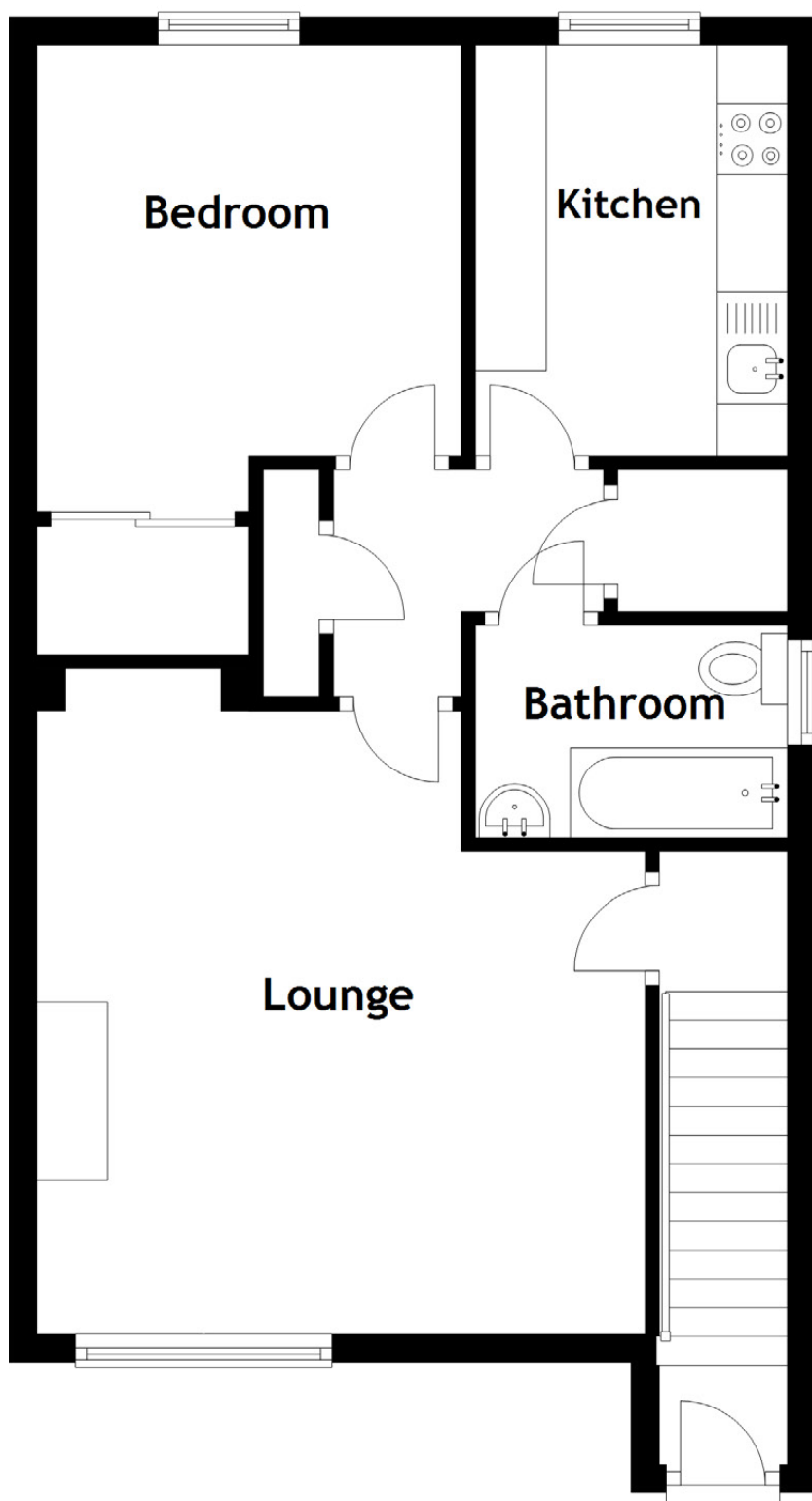


**The Bedroom**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")	Gross internal floor area (m <sup>2</sup> ): 42m <sup>2</sup>
Kitchen	2.90m (9'6") x 2.20m (7'3")	EPC Rating: D
Bedroom	3.30m (10'10") x 3.00m (9'10")	Buyer's Premium Value: £5000
Bathroom	2.20m (7'3") x 1.50m (4'11")	









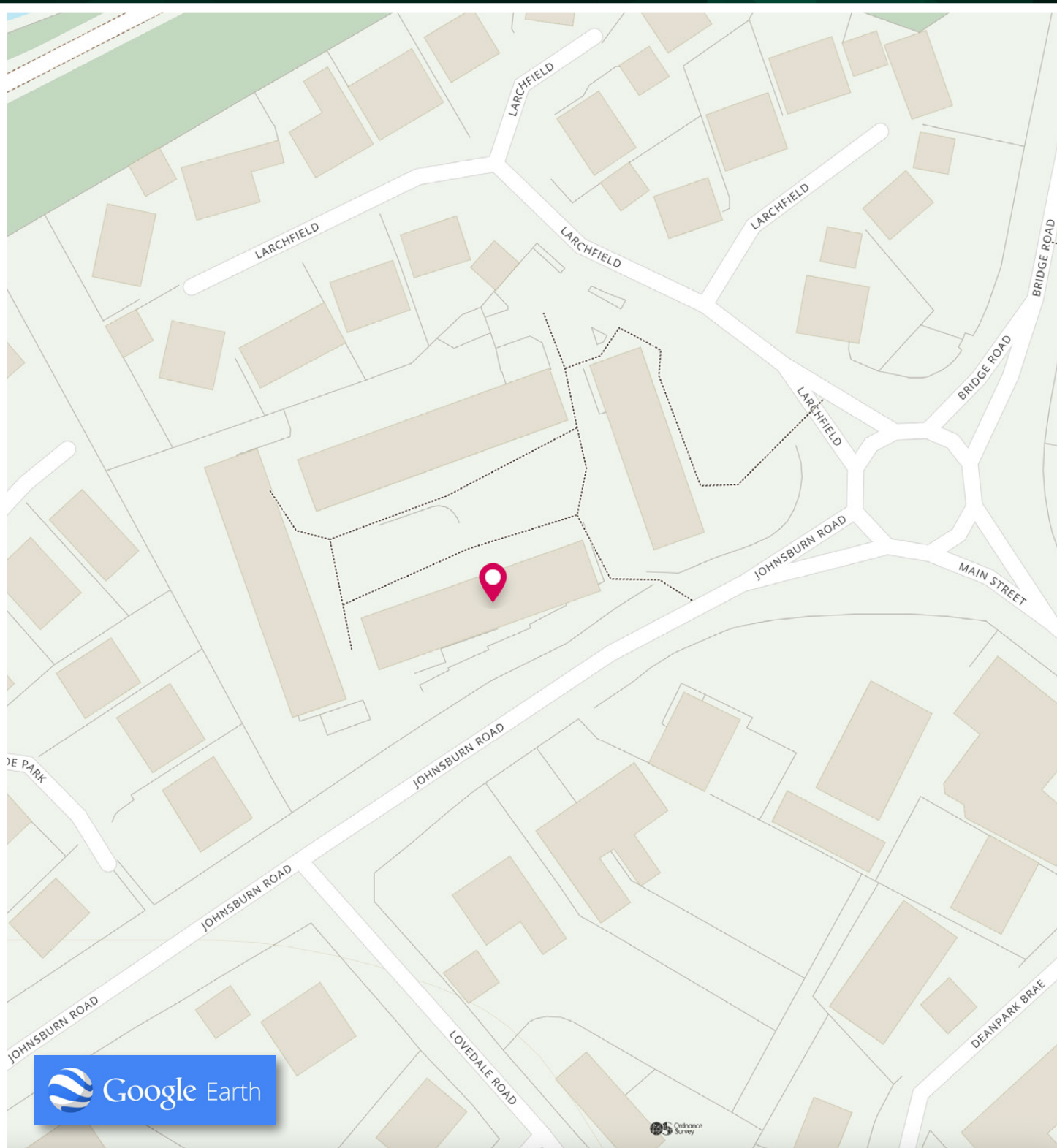
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Balerno is Edinburgh's hidden treasure. Once a small outlying hamlet, miles from anywhere, however it has now blossomed into a picturesque village with a distinctive rural identity. As the years ticked past, the burgeoning villages merged, linking the community with the capital. Today, whilst Balerno is indisputably Edinburgh, its authentic rural personality is unmistakable. Hugged by lush greenery, mature woodland, the Water of Leith and the reservoirs, traversing the local area is a treat throughout the seasons.

You'll also find a library, primary and secondary schools, a dentist, doctors, banks, a building society, Post Office and a selection of pubs and restaurants. Village life is active, the locals keep busy with clubs to suit every taste and once a month restaurant menus are broadened with the spoils of a bountiful farmers market. Pay a visit and you'll soon be enjoying artisan loaves, local cheeses, homemade condiments, fresh fruits and vegetables, meaty pies, pastries and mouth-watering home baking. Supermarkets and high street shops can easily be reached thanks to the City Bypass, with the city centre only twenty minutes away. Balerno offers the best of both, languid pace of the country, with all the benefits of being well connected to the city.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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