

4 Larchfield, Balerno, Edinburgh, EH14 7NN



4 Larchfield | Balerno | Edinburgh | EH14 7NN

Description

Situated within a sought-after development commanding an enviable cul-de-sac setting is this impressive and rarely available detached family home set within well maintained gardens and benefitting from a double garage. This attractive home is a natural choice for a professional couple or growing family and provides well proportioned and flexible living space.

Features

- Rarely available detached family home enjoying an enviable position within an established modern development in the heart of Balerno
- Four double bedrooms, master featuring an en-suite
- Multiple reception rooms providing flexible living space
- Well equipped kitchen
- Principal bathroom with shower
- Ground floor WC
- Mature private gardens offering an ideal space for relaxation and outside entertaining
- Gas central heating and double glazing
- Double garage with electronically operated doors
- Driveway parking for several vehicles

Extras

The fitted floor coverings, oven, hob, microwave, dishwasher, washing machine and fridge/freezer are included.

Resident's Association

It should be noted that there is a Resident's Association to which a yearly fee of approx. £150 is payable for the upkeep of the communal garden grounds

EPC Rating: C



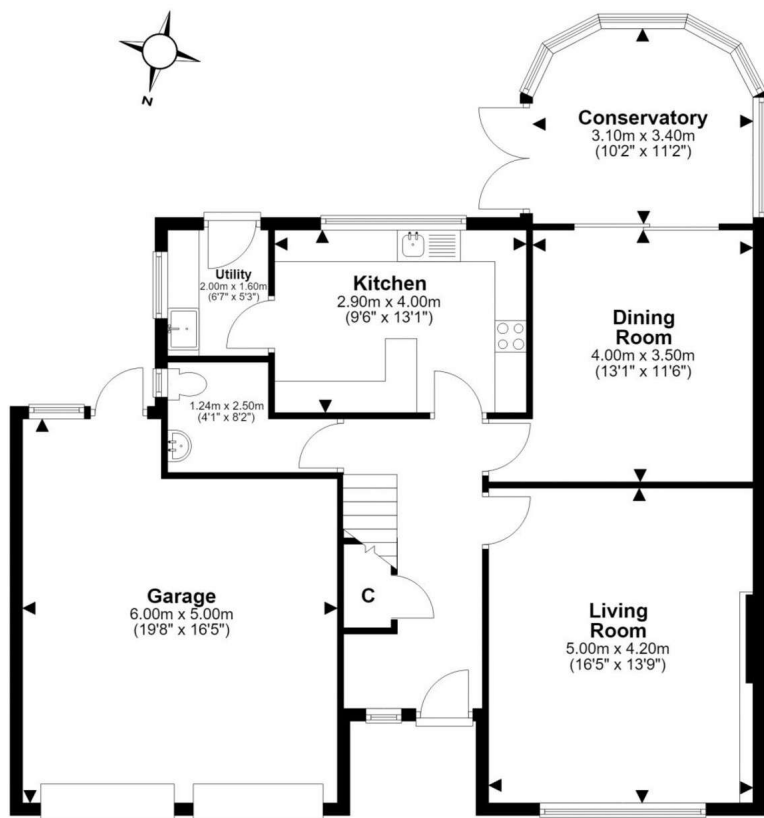
Location

Balerno is a much sought after semi-rural residential area which lies a few miles southwest of the city centre. Transport links are excellent with the City Bypass, linking with Edinburgh International Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks nearby. Regular buses run to and from the city centre and surrounding areas, as well as Curriehill Railway station. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of Dean Park Primary and Balerno Community High, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis, and bowling clubs.

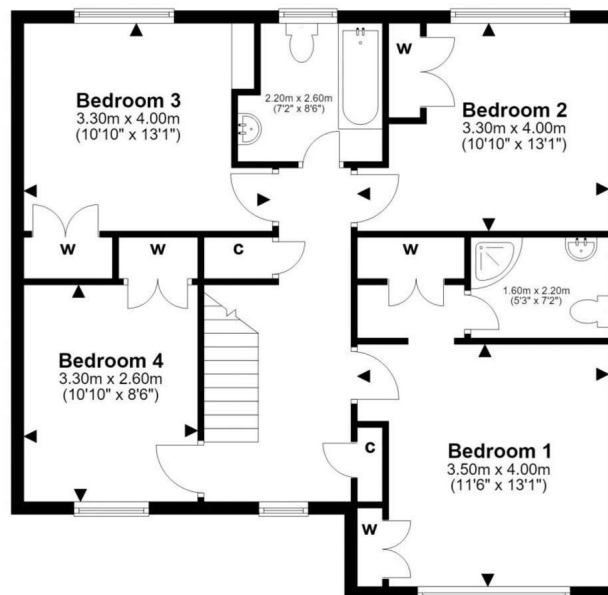
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



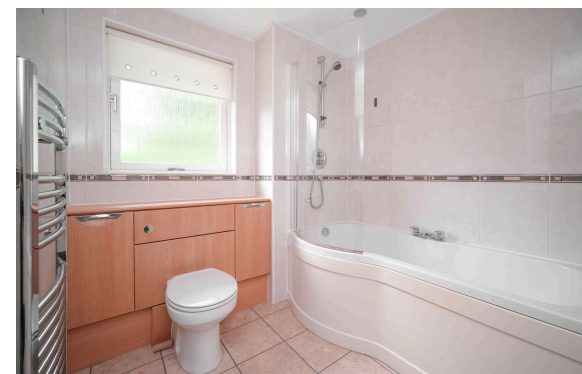


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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