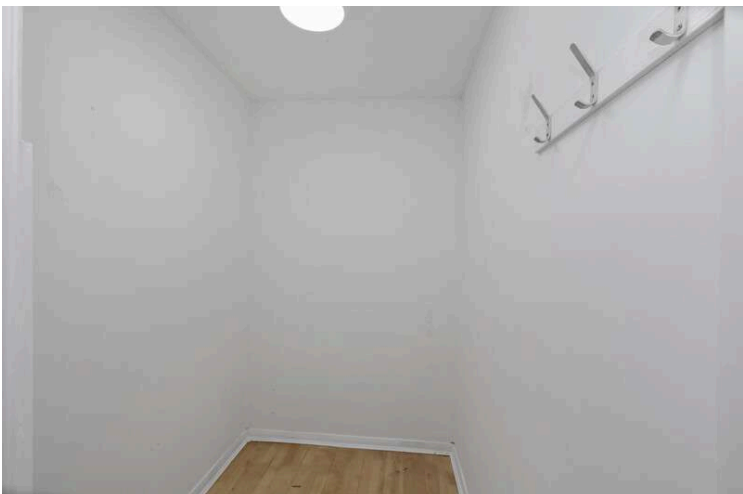


McDougall McQueen present to the market this well-proportioned one bedroom apartment forming part of a factored block which is set in a highly sought after location with good public transport on hand. Being part of a sheltered housing development the share to be sold is 70% with Hanover Housing retaining 30%. The property benefits from a 24 hour care line system and on site part-time House Manager/Warden. Prospective purchasers must be a minimum age of 60, capable of independent living and will be subject to approval by Hanover Housing Association.

- Reception hallway with excellent storage facilities.
- Good sized living and dining room.
- Fitted kitchen.
- Double bedroom.
- Bathroom presented as a shower room comprising WC, wash hand basin, double size shower cubicle.
- Electric heating.
- Secure entry system.
- Communal garden areas,
- Residents parking.
- Monthly factor fees apply, ask selling agent for details.



Location

The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. A range of local retailers providing day to day requirements are available. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Forth Road Bridge and Edinburgh International Airport.

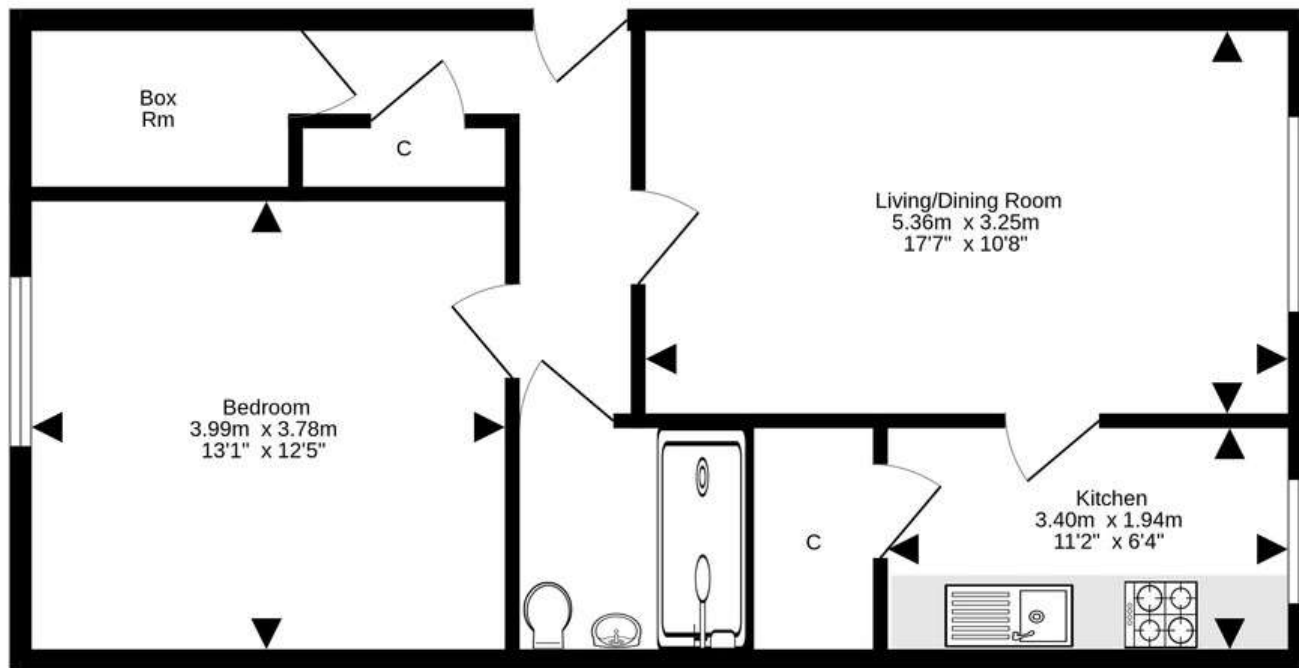
Extras

Included in the sale are the kitchen appliances, and fixtures & fittings.

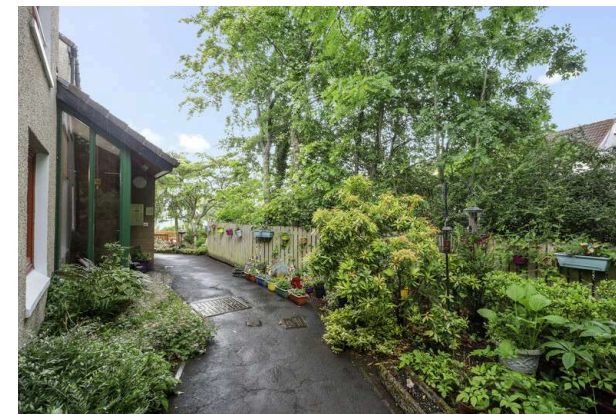
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

