



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 3, 4 Kinauld Dell
Currie, EH14 5RG**



GROUND FLOOR FLAT

- Sitting/Dining/Open Plan to Kitchen
- Three Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Private Balcony
- Communal Grounds
- Residents Parking
- EPC Band – B



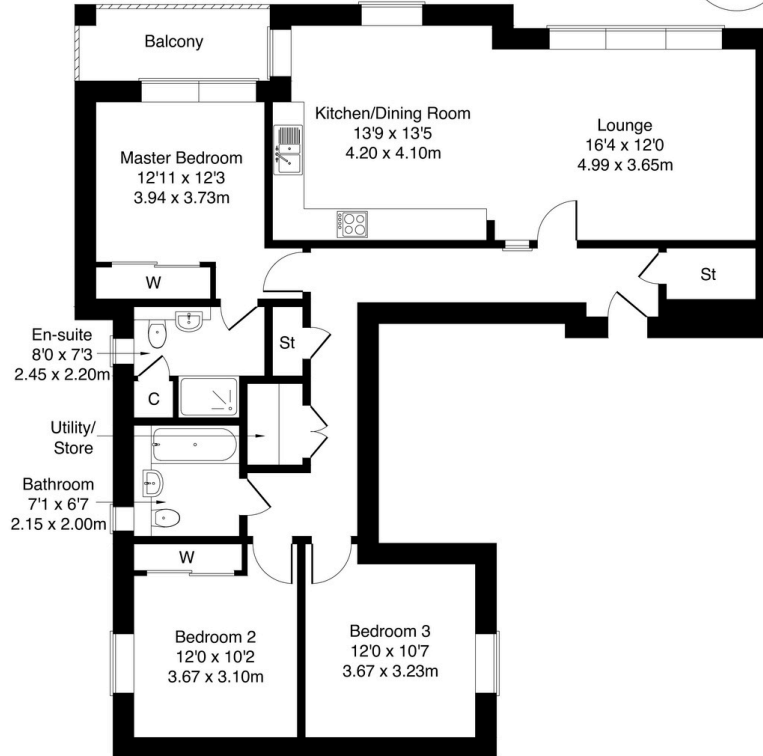
Quietly positioned in a cul-de-sac setting, this deceptively spacious ground floor apartment is situated within the highly desirable location of Currie. The property is within walking distance of the local primary and secondary schools and local amenities, with the Gyle Shopping Centre, Hermiston Gait and Chesser Retail Park all within easy access. Edinburgh City Centre is easily accessible by way of a regular direct bus service and Curriehill Railway Station a short distance from the property. The accommodation which has been finished to a high standard throughout would make an ideal purchase for the professional/retired couple and comprises; secure video entry system, welcoming entrance hallway, light and airy sitting room and kitchen dining room, delightful master bedroom with built-in wardrobes and spacious en-suite shower room, two further good sized double bedrooms and bathroom with white three piece suite. The kitchen is from Kitchens International with modern units and integrated appliances. The private balcony is accessible from both the kitchen and master bedroom, which along with the floor to ceiling windows in the sitting area overlook the Water of Leith and fields beyond. The property is situated within landscaped communal garden grounds with residents parking and bike storage. The property benefits from gas central heating, double glazing, a separate utility room with space for washing machine and tumble drier and good storage cupboards. The appliances included are sold as seen with no warranty provided.





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Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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