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Flat 8, 1 Kinleith Mill Road, Currie, Midlothian, EH14 6AX

DESCRIPTION

A rarely available top floor apartment offering exceptional living space set within this modern purpose built block.

The well maintained communal area provides stair access to the apartment, which in turn offers the successful purchaser a host of modern and practical features including a glorious open plan lounge with dining area and a modern fully fitted kitchen.

The principal accommodation comprises

- * Welcoming reception hallway with useful storage.
- * Spacious open plan kitchen/lounge/dining area.
- * South East facing private balcony with relaxing views.
- * Master bedroom with fitted wardrobe and en suite shower room.
- * Second double bedroom with fitted wardrobe.
- * Separate bathroom.
- * Stylish fitted kitchen with all the necessary appliances.
- * Communal gardens with residents parking bays.
- * Private Attic providing additional storage.

In addition the property offers double glazing and a gas central heating system and the balance of the builders NHBC certificate.

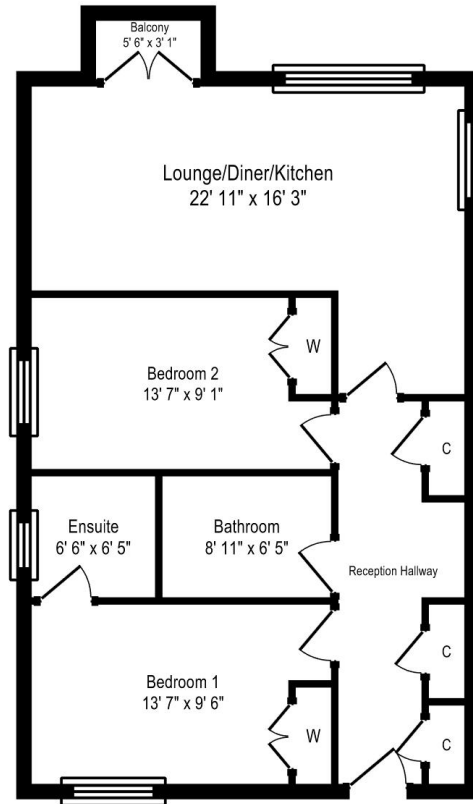
Viewing is going to be essential to fully appreciate the level of accommodation on offer along with its many features and the apartments peaceful surroundings.

It should be noted that this is a Golden Share property. Under the Golden Share scheme, the purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. Purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme.





£212,000



Gross Internal Area 78.60m²



LOCATION

The area's of Currie & Balerno are located a mere 7 miles southwest of the centre of Edinburgh. They have an excellent selection of local amenities, however a greater selection can be found at nearby Hermiston Gate and Gyle Centre. Leisure pursuits in the vicinity include golf, tennis, bowling and there are delightful walks around the nearby countryside and along the banks of the Water of Leith. Schooling is excellent and includes two High Schools and Primary schooling.

For the commuter, regular bus services run from Lanark Road West into the city centre and surrounding areas. The Edinburgh City Bypass provides access to the M8 and M9 motorway, whilst Edinburgh International Airport is a short drive away.



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Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a laser measure and therefore, may be subject to a margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken by the purchaser.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.