

# Flat 9, 1 Kinleith Mill Road

CURRIE, EDINBURGH, EH14 6AX



*In walk-in condition and benefits from private balcony,  
free on-street parking and double glazing*



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McEwan Fraser Legal is delighted to present this bright, one bed, top-floor flat in Currie. The property is in walk-in condition and benefits from a private balcony overlooking the Water of Leith.

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.

## THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with a balanced living and dining area complemented by a balcony with adequate space to relax outdoors.
- Fully equipped kitchen; ample worktop space and integrated oven, gas hob and fridge freezer.

# THE BALCONY



# THE KITCHEN





- The property benefits from a well-proportioned bathroom with three piece suite electric shower unit over the bath.
- One bedroom with a built-in wardrobe, which also allows for adequate space for furniture arrangements.

## THE BATHROOM

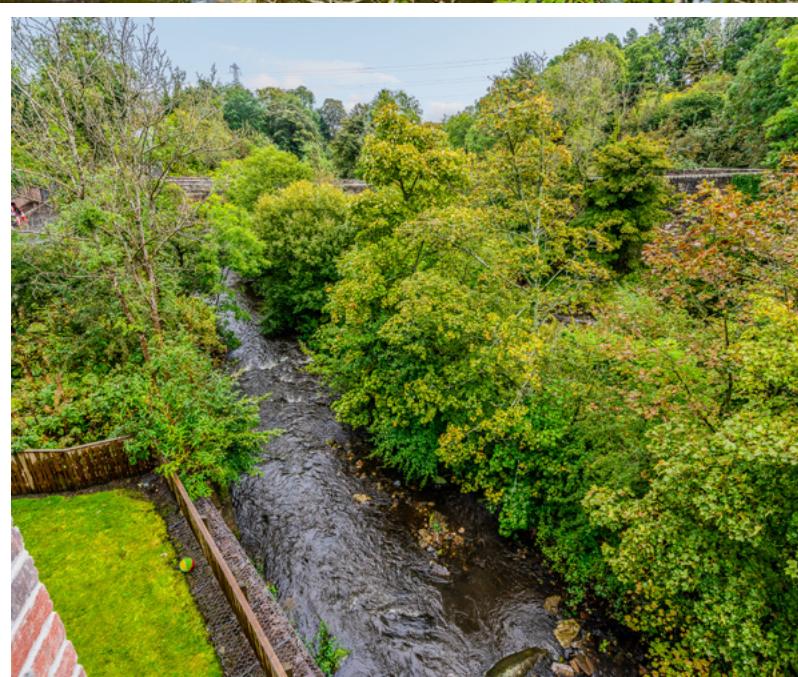
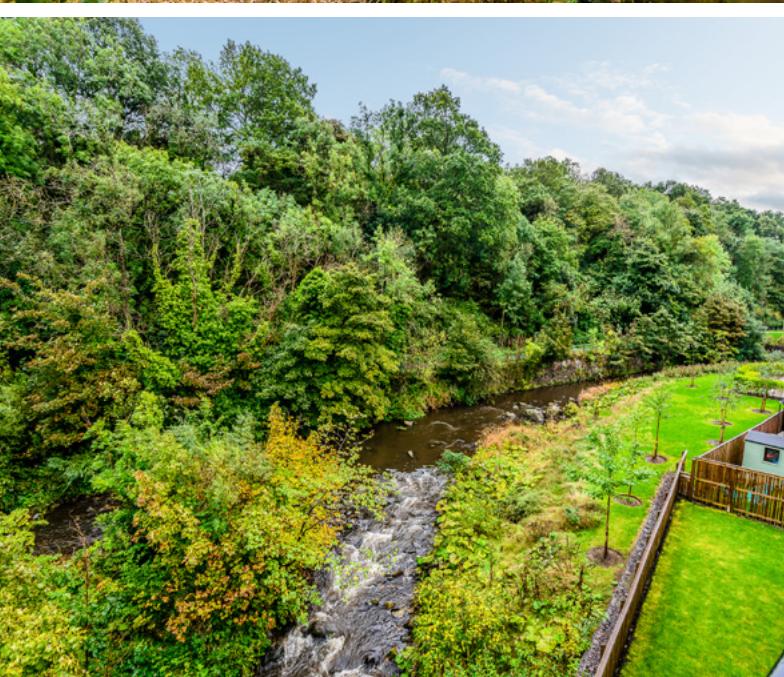


# THE BEDROOM

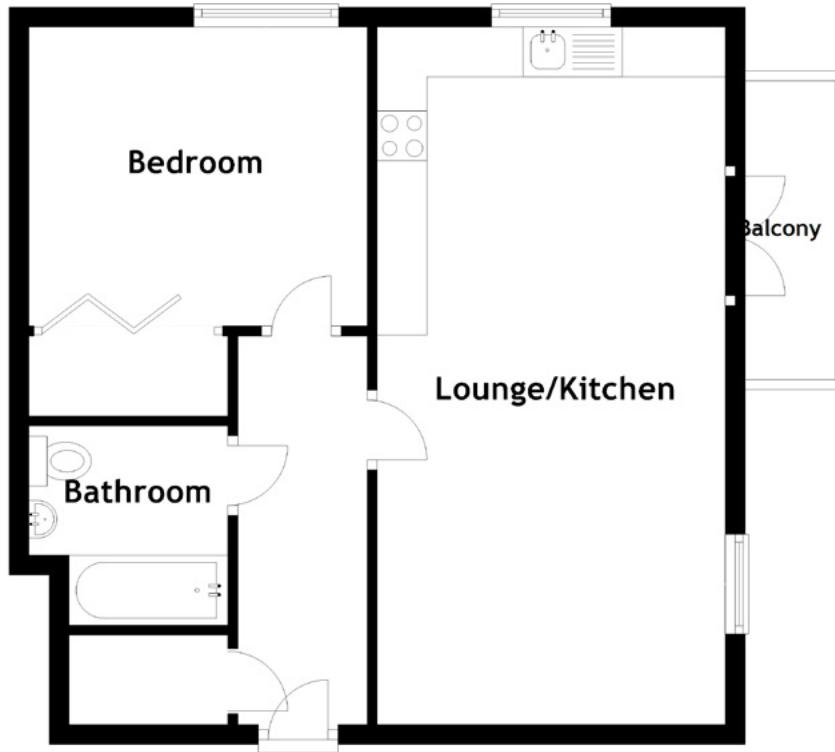


In addition, the property includes free on-street parking for residents and visitors. This is a rare opportunity to acquire a modernised flat in a fantastic location.

## THE EXTERNALS & VIEW



# FLOOR PLAN, DIMENSIONS & MAP



## Approximate Dimensions

(Taken from the widest point)

Lounge/Kitchen      7.00m (23') x 3.50m (11'6")  
Balcony                3.00m (9'10") x 0.90m (3')

Bedroom

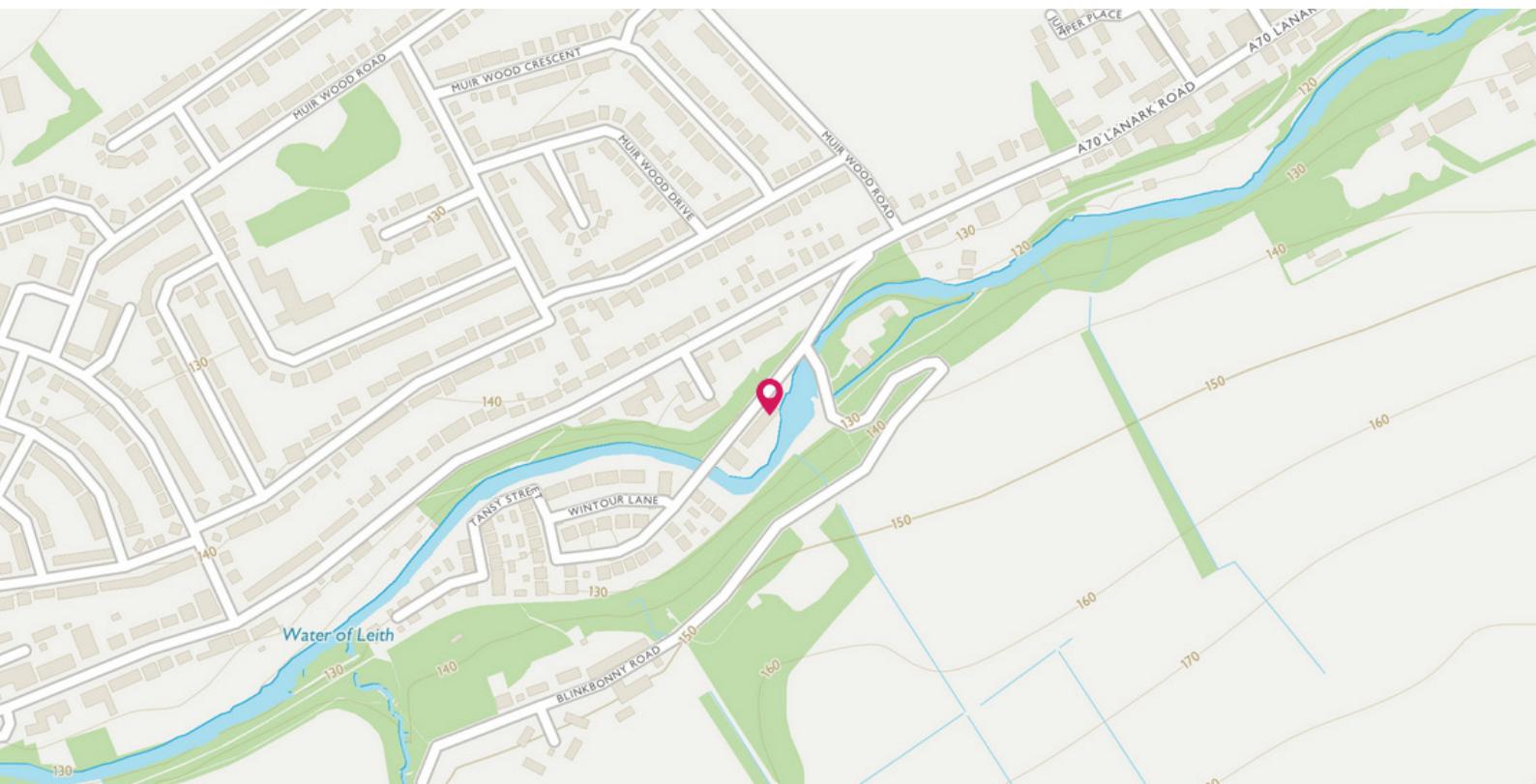
Bathroom

3.40m (11'2") x 3.00m (9'10")

2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup>

EPC Rating: B



# THE LOCATION

Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only seven miles from the city centre itself. It has a strong community spirit and a very good selection of local amenities including a butcher and baker, chemist, bars, cafes and local grocery stores with more available in nearby Balerno, Juniper Green or at the South Gyle.





The flats in the current catchment area for Nether Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes' drive away at Riccarton.

The area features excellent transport links with Currie Railway Station providing regular services into Edinburgh and Glasgow. There is also a Park and Ride service at Riccarton and there are bus services into Edinburgh and out to Balerno. The nearest bus stop is only a few minutes walk. Currie is also well placed for access onto the City Bypass, M8 and M9 motorways and Edinburgh Airport.

The area provides great access to the outdoors. The Water of Leith walkway is at your doorstep. There is also easy access to the Pentland Hills Regional Park and its many walking and biking routes. There are also a number of golf courses nearby including Baberton Golf Club and Dalmahoy Golf and Country club.



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