



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4/5 Kinauld Dell

Currie EH14 5RG

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Forming part of an exclusive riverside development in sought-after Currie, this tremendous first floor apartment offers a fabulous home in an idyllic setting, nestled in a leafy dell with direct access to the Water of Leith. Finished to an impeccable standard synonymous with a development of this calibre and with exceptional proportions, the property boasts flawless décor, premium flooring and luxurious kitchen and bathroom fittings.

Accessed via a secure entry-phone system and a sleek communal foyer (with stair and lift access), the front door opens into an exceptionally generous hall with three large cupboards, one a handy cloakroom and one a practical utility cupboard. Immediately your eyes are drawn to the heart of the home: the breathtaking open-plan lounge/diner/kitchen area. Spectacular glazing including a trio of full-height windows with Juliet balcony, fill the room with morning/early afternoon light. What's more, the magnificent windows provide frame the tranquil leafy aspect across the Water of Leith. Neatly tucked into one corner of the room, the contemporary L-shaped kitchen offers extensive storage and worktop space, as well as a range of integrated appliances. The vast 30ft space is an exceptionally versatile space that would lend itself to endless configurations. From the kitchen and dining area, a patio door opens onto the balcony, which in turn offers access from the master bedroom.

Property Summary

- Exclusive development, beside the Water of Leith in Currie
- First floor apartment with stair & lift access
- 30ft open plan living, dining & kitchen with balcony
- Stylish kitchen with Siemens appliances
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms (one with built-in wardrobe)
- Stylish three-piece family bathroom
- Excellent storage; including cloakroom & utility
- Gas central heating & double glazing
- Ample residents parking, including covered area
- Shared garden area, next to Water of Leith
- EPC Rating - B | Council Tax Band - E

Home Report Value - £430,000



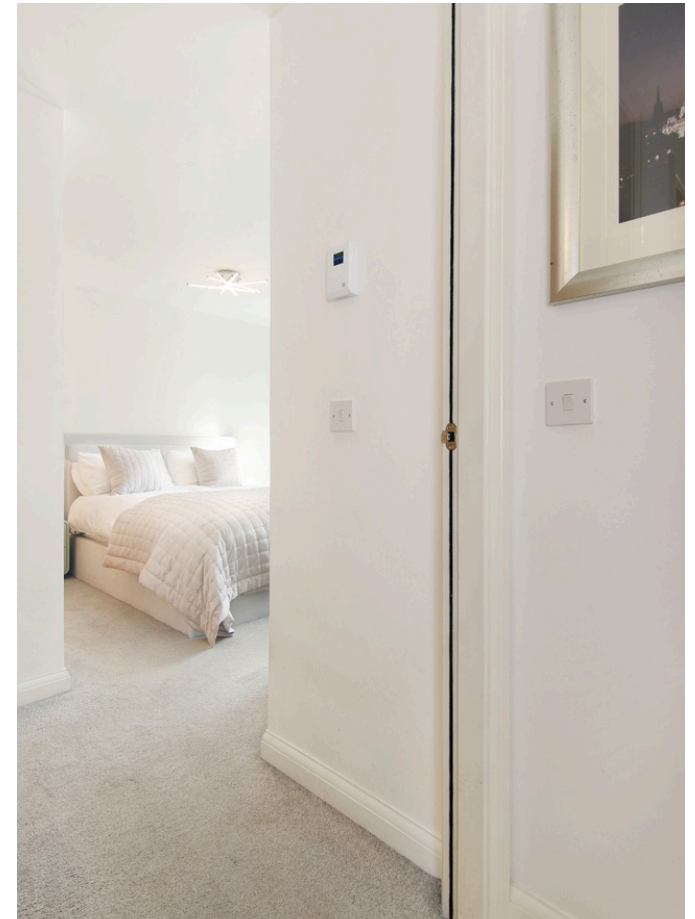




Outstanding
accommodation, in an
idyllic setting next to the
Water of Leith











Returning to the long hallway, the spacious master bedroom is bathed in light from full-height sliding patio doors, to the balcony and is enhanced by built-in wardrobes and a gleaming en-suite shower room featuring a double shower with a glass enclosure, a wall-hung basin and a WC. A further two double bedrooms, share a pristine three-piece family bathroom, which comprises a modern bath with shower over, wall-hung basin and a WC.

Outside there are well-maintained shared grounds with and direct access to the Water of Leith path.

Parking: There is ample external residents parking, including a covered spaces.

Factor: The development is factored by 91BC with an approximate fee of £75 per month, this covers cleaning, lighting and maintaining the communal areas, as well as the lift maintenance and block buildings insurance.

Extras: all fitted floor coverings, blinds (electric blinds in bed 1 & 2), curtains, bathroom cabinets and all integrated kitchen appliances, included in the sale.





VIEW FROM BALCONY



Rear of development



WATER OF LEITH ADJACENT TO DEVELOPMENT



Currie

Currie is now incorporated as a suburb of Edinburgh and a very popular location, ideally placed for commuters, with ease of access to, Edinburgh in the east (approx. 6.5 miles) or to the west, the city bypass is about 1.5 miles away, linking you easily with Edinburgh International Airport, The Royal Bank of Scotland Headquarters at Gogar and Edinburgh Business Park at the Gyle. Heriot Watt University, is also close by at Riccarton.

Sandwiched neatly between, Juniper Green and the pretty village of Balerno, offering excellent local shopping, a church and a library, more extensive shopping can be found at nearby Hemiston Gait and Gyle shopping centres. Sports facilities include rugby, tennis, swimming and golf at Baberton, as well as the championship Dalmahoy Country Club and Golf Course. Enjoy lovely walking, cycling or riding by the Water of Leith pathway or the Pentlands Hills regional park and nearby Harlaw reservoir.

Excellent local schools including Balerno Community High School as well as playgroups, nursery and primary schools are within easy striking distance. The area is well served by public transport and has a local train station nearby providing services to and from the City Centre.

Let us help you find your next
dream property!



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