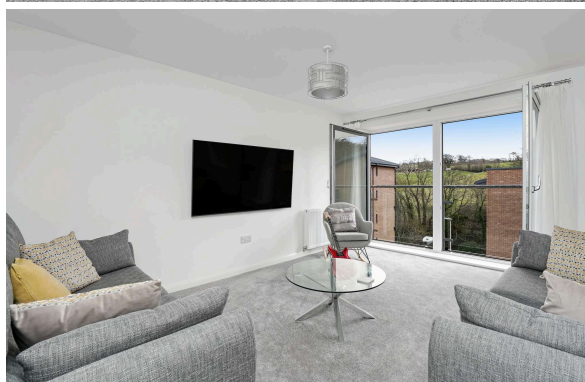




373/4 Lanark Road West
CURRIE | EDINBURGH | EH14 5RS


warners
solicitors & estate agents



373/4 Lanark Road West, Currie

CURRIE | EDINBURGH | EH14 5RS

Immaculately presented ground floor apartment boasting a light and spacious interior, forming part of an exclusive factored development with residents parking, superbly situated only a very short walk from the Water of Leith walk/cycleway and the green expanse of the Pentland Hills Regional Park.

Viewing is highly recommended to appreciate the true walk-in condition of this lovely property which has been finished off to a high standard throughout. The sunny public room is fashionably open plan and falls naturally into areas for relaxation, dining and cooking. Plenty of white gloss units provide good storage within the kitchen area. Both bedrooms are double in size and benefit from built-in wardrobe space. The bathroom has been nicely finished off with neutral tone tiling and has an electric shower.

- Light filled living/dining/kitchen with French door to Juliette balcony
- Two double bedrooms/built-in wardrobes
- Bathroom/electric shower
- Entrance hall/utility cupboard
- Gas central heating double glazing
- Cycle storage
- Video entryphone system
- Underground and on street parking
- Factored development
- Close to Currie's varied amenities
- Local railway station and easy access to City Bypass

Extras included in this sale will be light fittings, wall-mounted tv bracket, inbuilt fridge/freezer, oven and hob.

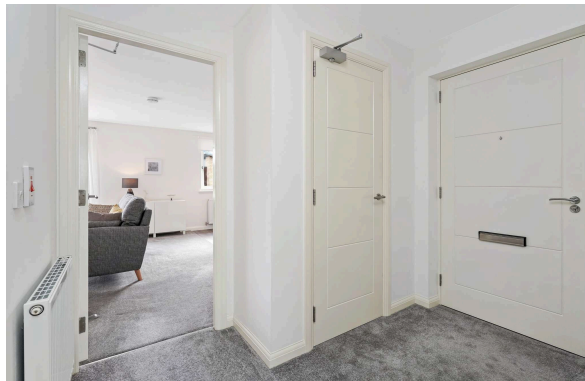
Other items of furniture can be available by separate negotiation.

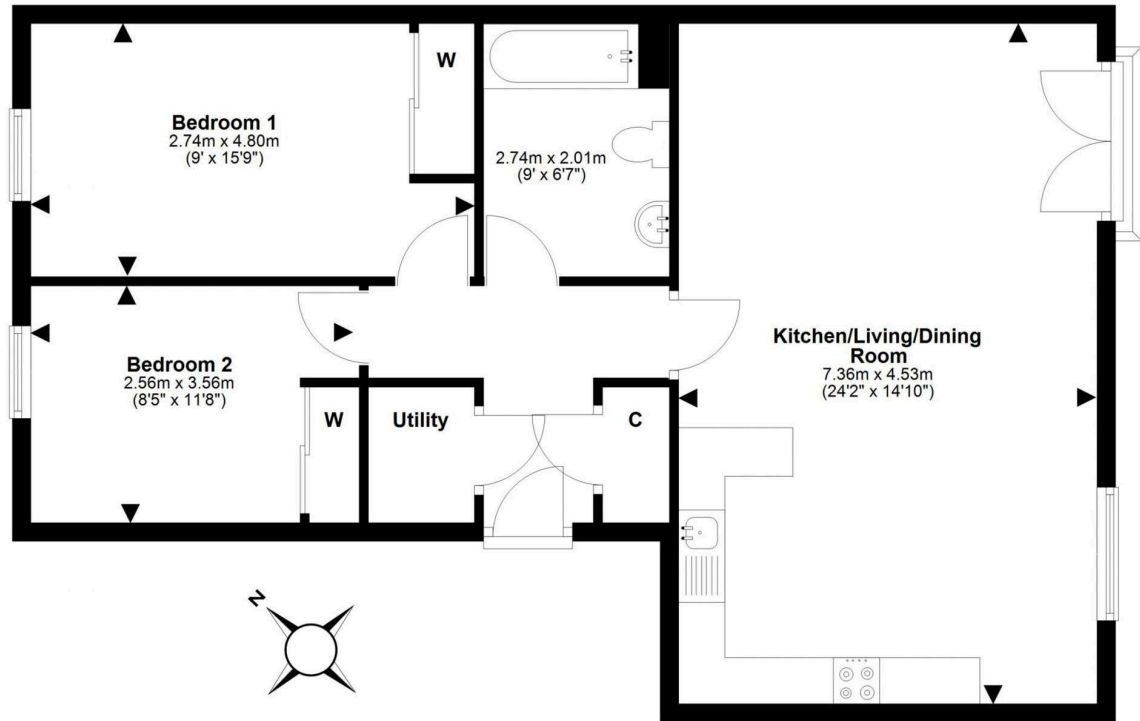
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.

Energy rating B, Council tax band E. Factor is managed by Property Services Ltd and costs around £1,100.00 per year.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.