



Solicitors & Estate Agents




Offers Over

**£265,000**

## 373-2 Lanark Road West

Currie | Edinburgh | EH14 5RS

Neilsons are delighted to offer on to the market this well presented lower ground floor apartment which forms part of a small-scale modern development and boasts a substantial south facing private terrace.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents underground parking
-  Private terrace
-  EPC rating – B
-  Council tax band- E



## Description

Well suited to the professional couple or first time buyer, the internal space is bright/well proportioned and briefly comprises: entrance hallway with utility and storage cupboard, generously sized reception/dining room with attractive flooring, fresh neutral décor and space to allow for a variety of configurations, sliding doors lead directly out to a substantial south facing terrace which is quietly tucked away to the rear and offers an ideal spot to dine and entertain in the warmer months, the kitchen has been fitted with an excellent range of white base and wall mounted units, complete with contrasting wipe-clean worktops and a selection of built-in appliances, spacious principal bedroom with fitted wardrobes, second double bedroom also with storage, and sleek family bathroom with stylish three piece white suite, splash tiling and over-bath shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Parking and Factor

There are well stocked planted beds scattered throughout the development, together with ample residents underground and off-street parking. As previously mentioned the flat boasts a substantial south facing private terrace located to the rear of the building.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

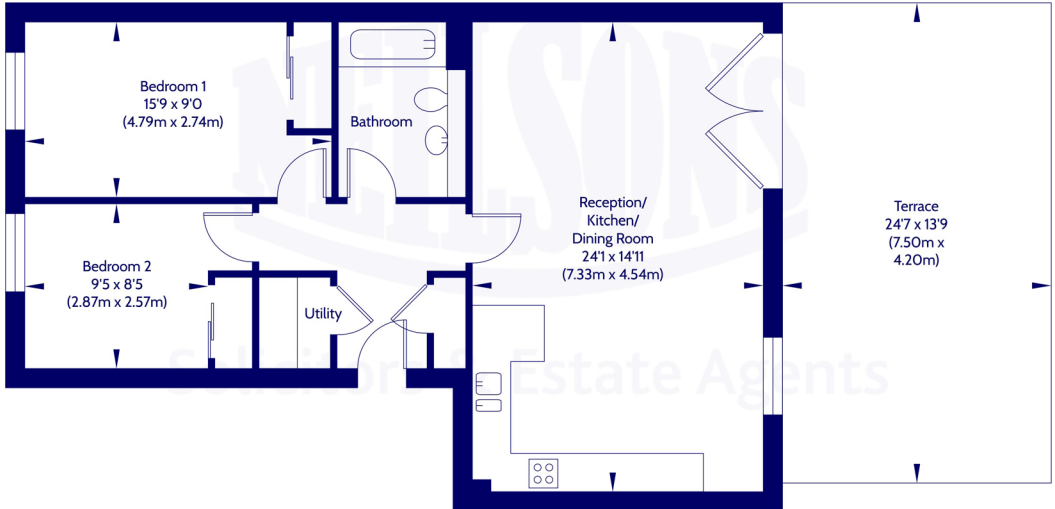
The popular village of Currie has become an established suburb of the City of Edinburgh, offering easy access to the city centre by way of frequent public transport services along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide highly regarded nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.





Approx. Gross Internal Floor Area 71.08 Sq M / 765 Sq Ft.

### Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

