









Fixed Price

£168,000

1/5 Wintour Lane

Currie | Edinburgh | EH14 6AY

An excellent opportunity has arisen to purchase this delightful and beautifully presented first floor flat offered to the market under the Golden Share scheme. Forming part of a quiet modern development, the property is within easy reach of excellent amenities and superb transport links on hand. Internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Allocated parking space
-  EPC rating – B
-  Council tax band - D



Description

The property in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, bright and generously proportioned lounge/dining room open plan to modern fitted kitchen, light and airy double bedroom with fitted wardrobes and contemporary bathroom with three-piece suit and shower over bath. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and curtains will be included in the sale together with the integrated oven/hob and integrated fridge/freezer.

Gardens, Parking and Factor

The property benefits access to well-kept communal gardens. An allocated parking space is located to the front. A factoring agreement is in place for the upkeep of the communal areas to Factors Direct and this is approximately £230-£260 per quarter.

Golden Share/Additional information

The property is being sold as part of 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. There is a criteria that must be met, and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. More information can be found here <https://www.edinburgh.gov.uk/downloads/file/32205/a-guide-to-golden-share-april-2022>. Application forms available on request.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

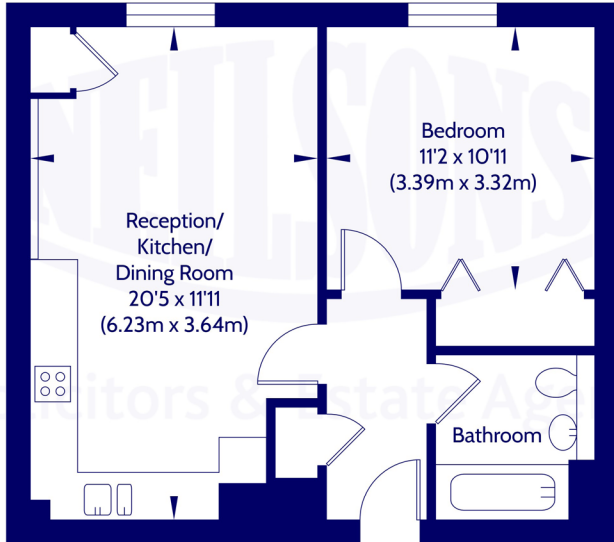
The property is located in the popular residential area of Currie situated approximately six miles southwest of Edinburgh City Centre. Easy access to the city is provided by way of frequent public transport service along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide 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 open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar.





Approx. Gross Internal Floor Area 45 Sq M / 479 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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