



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22 Provost Haugh

Currie, Edinburgh, EH14 5DD

22 Provost Haugh

Welcome to a spacious two-bedroom upper flat with its own private ground-floor entrance, set within the desirable village community of Currie. Combining a peaceful residential setting with excellent everyday convenience, the home is within easy reach of local shops, cafés, scenic riverside walks, and transport links to Edinburgh city centre. Residents also benefit from a well-maintained shared lawned garden with a drying area, secure phone entry, and residents' parking, making this an ideal home for first-time buyers, professionals, or downsizers.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Property Summary

- Upper flat in Currie
- Private main entrance
- Secure phone entry
- Hall with storage cupboards
- Spacious living room
- Kitchen with fitted units and space for seated dining
- Main bedroom with en-suite and built-in wardrobe
- Second double bedroom with built-in mirrored wardrobe
- Shower room with vanity storage
- Lawned shared garden with drying area
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £250,000







The generous accommodation includes a bright living room, a dining kitchen, and two double bedrooms







Access to a shared
lawned garden and
residents' parking





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

