

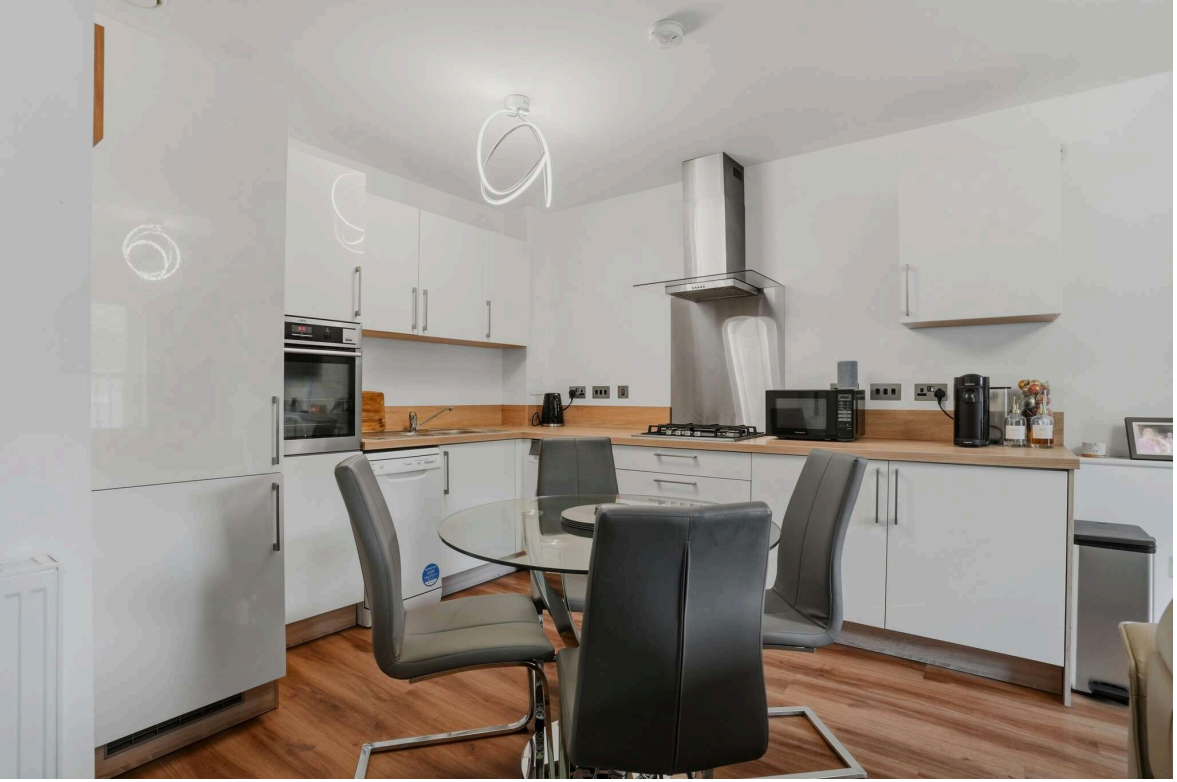


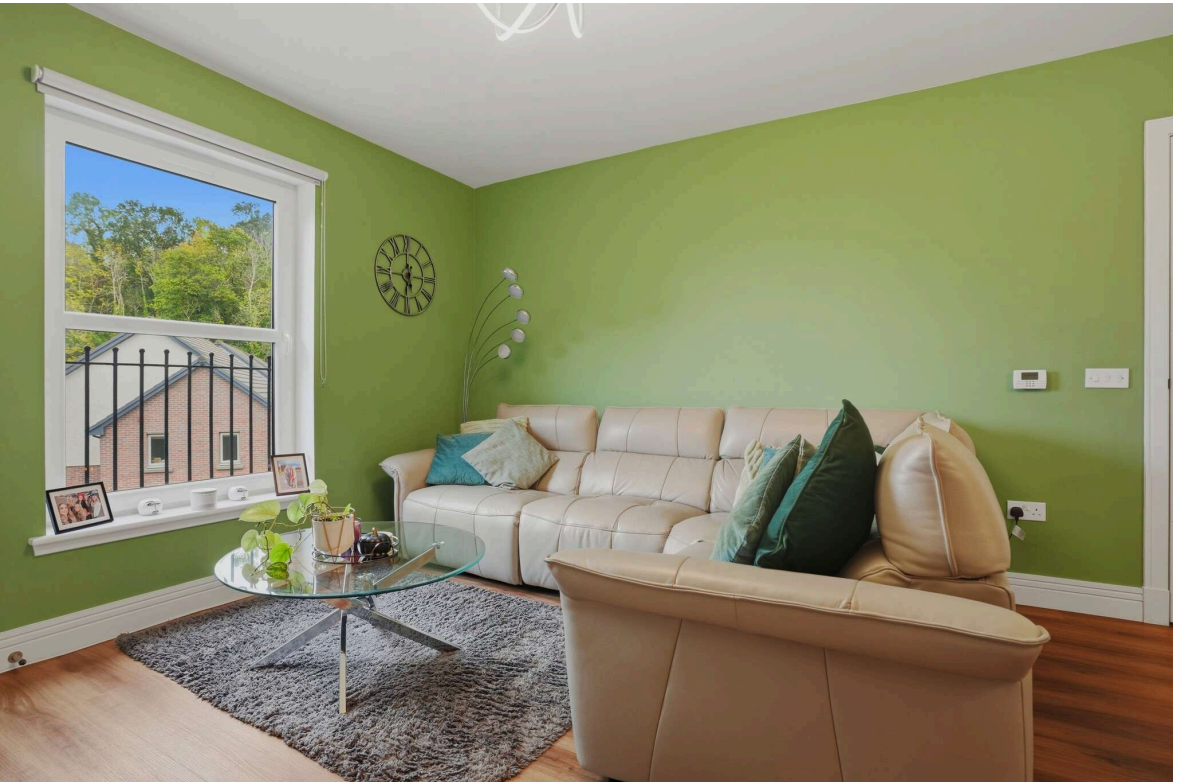


SA &T

1/8 Wintour Lane, Currie, EH14 6AY

1 1 1 EPC Rating B Council Tax Band D



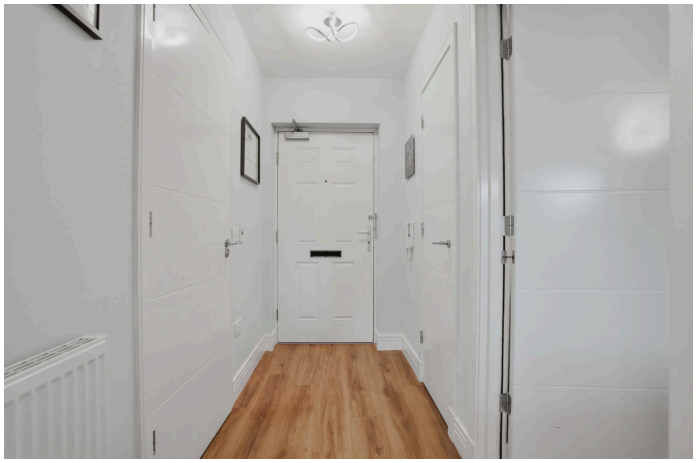


“ Quiet location, with woodland walks on the doorstep ”

Features

- **Price: Fixed Price £168,000**
- Part of the Golden Share Scheme - Fixed at 80% market value - application required
- Set within the banks of the waters of Leith
- Chain free
- Ideal for First time buyers
- Turn Key condition





1/8 Wintour Lane is a wonderful second-floor apartment, situated within a popular residential development on the banks of the Water of Leith. Built by the prestigious developers Cala Homes, this peaceful and well-established estate offers a wealth of outdoor activities right on the doorstep, including scenic footpaths, woodland walks and cycle routes.

The property benefits from a secure entry system, providing access to a well-maintained communal hallway. Inside, the apartment enjoys leafy views to the front, overlooking the neighbouring development and surrounding woodland, with a pleasant glimpse of the Water of Leith.

The modern open-plan living, dining and kitchen area provides a welcoming space, ideal for both relaxing and entertaining. The fitted kitchen features a single oven, gas hob and integrated fridge/freezer. A freestanding washing machine and dishwasher are also included in the sale. Oak-effect worktops and white units create a warm and inviting atmosphere.

The bedroom enjoys similar attractive views to those found in the living area, while a fitted wardrobe provides ample storage space. Completing the accommodation, the tiled bathroom comprises a three-piece suite, including a bath with shower over. Please note that the electric shower is currently not in use.











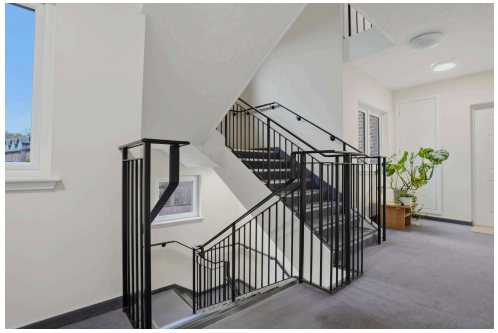


Agents note:
The property is factored by The Factor Direct, Circa £200 per quarter.
There is an allocated car parking space for one vehicle (second on the left as you enter the car park)

Golden Share Scheme:
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 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 attached to the end of the Home Report and can also be accessed using this link:
https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022
Application forms available on request.



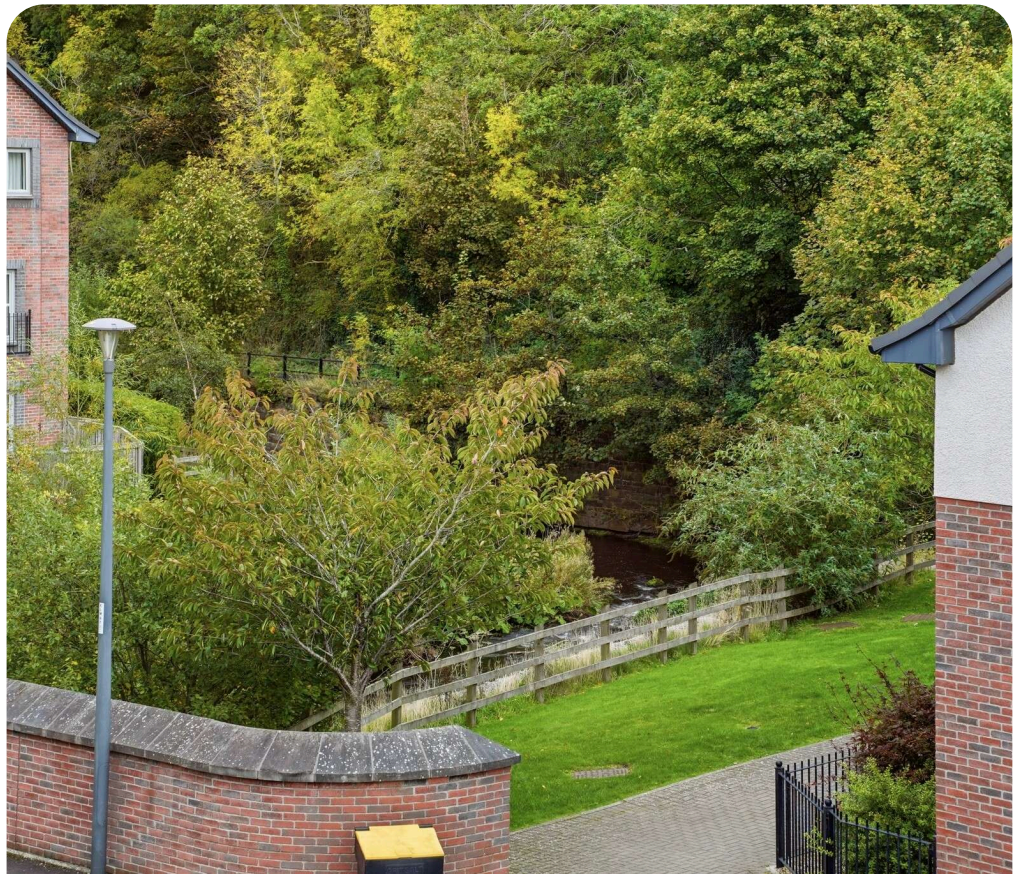






Location

Situated residential location of Currie, situated to the south west of Edinburgh's city centre. It is a thriving community popular with families and commuters alike, well served by an excellent bus service and within close proximity of the Edinburgh City Bypass and Curriehill Railway Station. The area is well regarded for its excellent local amenities which are within easy walking distance of the property and include Currie Pharmacy, M McGills Butchers, Pentlands Medical Centre and a Scotmid supermarket. There are also a variety of cafes and restaurant popilar within the community. Being so close to the Water of Leith and Balerno Reservoir, Currie is also an ideal location for walkers, cyclists and dog owners. Excellent leisure and recreational facilities are available locally as are both highly regarded Primary and Secondary Schools. The Riccarton campus of Heriot Watt University, the Royal Bank of Scotland Headquarters at Gogar Park, and the Edinburgh Business Park at South Gyle are all readily accessible, as is the central motorway network, the Forth Road Bridge and Edinburgh International Airport



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Total: 482 sq. Ft, 45 m2
1st Floor: 482 sq. Ft, 45 m2
Excluded Areas: Walls: 45 sq. Ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

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Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.

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