



Flat 2, 5 Kinauld Dell, Currie, City of Edinburgh, EH14 5RG

Immaculately Presented, Two-Bedroom, Lower Ground Floor Apartment with Private Terrace

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Property Description

Immaculately presented, two-bedroom, lower ground-floor apartment, with a private terrace, set in an idyllic location, adjacent to the Water of Leith. Forming part of an exclusive, modern, factored development in the sought-after Currie area, southwest of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a utility room, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a stylish fitted "Kitchen International" with integrated Siemens appliances, Camaro flooring and contemporary lighting. In addition, there are fitted modern bathroom suites with Roca sanitaryware and Porcelanosa tiling, double glazing and gas central heating.

The development also provides a video-secured entry system, a lift service to all floors, and a secure car parking facility, with shared bike stores.

A welcoming entrance hall, with built-in storage, is finished with light, neutral decor and modern Camaro flooring and leads into a spacious, well-presented, open-plan kitchen, living and dining room. Filled with natural light from generous glazing which opens onto a wide decked terrace, the flexible area offers a versatile floorplan for freestanding lounge and dining furniture and is complemented by a stylish contemporary kitchen.

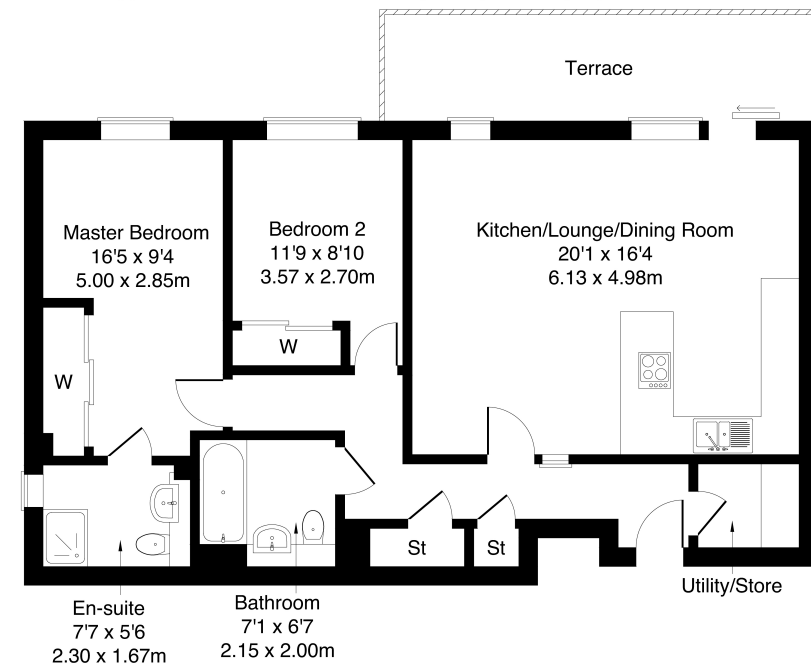
Streamlined, gloss-white units include wood-effect worktops and a sink with drainer; with integrated appliances including an eye-level double oven, an induction hob with a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst a utility cupboard, next door, provides plumbing and space for additional appliances.

Two double bedrooms include built-in wardrobes and modern Camaro flooring continuing from the hall, with the master bedroom, further benefiting from a stylish en-suite shower room. Completing the accommodation, a good-sized, family bathroom comprises a modern three-piece suite including Roca sanitaryware, an electric shower-over-bath, a ladder-style radiator and Porcelanosa tiled splash walls.

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Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Currie, Juniper Green and nearby Balerno have pleasant village atmospheres and an excellent range of local amenities. The Gyle Shopping Centre and Hermiston Gait are just a short drive away and offer an extensive range of high-street names and large supermarkets. There are many attractive walks nearby, including along the Water of Leith, the Pentland Hills, and the Malleny National Trust Gardens, with golfing

at the prestigious Dalmahoy Golf and Country Club. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. Local schooling includes Currie Primary School and Currie High School, and the main Heriot-Watt University campus with the Oriam Sports Complex - Scotland's national performance centre for sport - is also close by.





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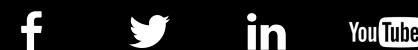
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