



Flat 3, 4 Kinauld Dell, Currie, City of Edinburgh, EH14 5RG

Immaculately Presented and Spacious, Three-Bedroom, Ground-Floor Apartment

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Property Description

Immaculately presented and spacious, three-bedroom, ground-floor apartment, with balconies, 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 cupboard, three double bedrooms, an en-suite shower room and a bathroom.

Tastefully finished throughout, highlights include a stylish fitted kitchen, with integrated Siemens appliances, high-quality flooring and contemporary lighting. In addition, there are fitted modern bathroom suites, with Roca sanitaryware and Porcelanosa tiling, good storage, double glazing and gas central heating.

The development also provides a video-secured entry system, a secure car parking facility, shared bike stores, and well-maintained garden grounds.

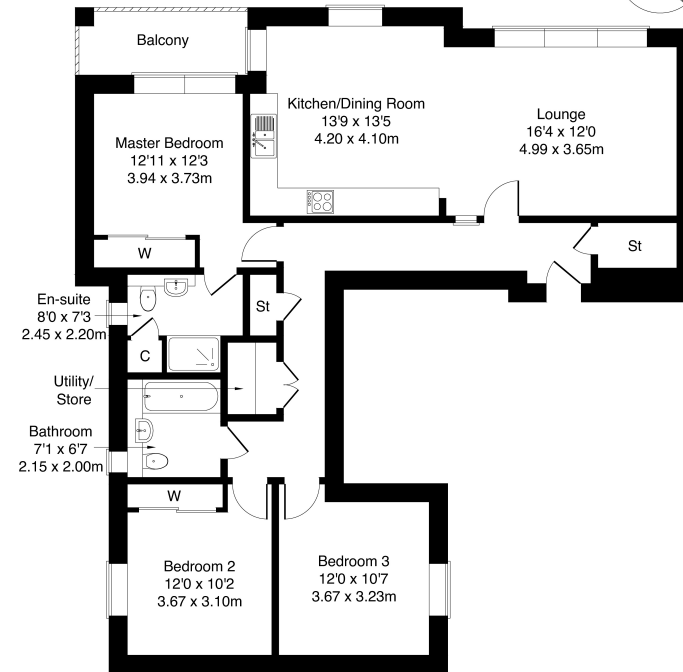
An entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues into an open-plan living space on the right. This impressively proportioned, southwest-facing room is flooded with natural light from generous, dual-aspect glazing and enjoys access, from the kitchen, to a sheltered balcony, offering river and countryside views. The tastefully presented reception space opens to a wide Juliet balcony, via floor-to-ceiling glazed doors, framing similar, stunning views. The versatile floor space offers flexibility for both lounge and dining furniture and flows into a contemporary, high-spec kitchen. Fitted with gloss-white Leicht units and high-quality worktops, the stylish kitchen is fully integrated with a range of Siemens appliances, including an integrated double oven and microwave, an induction hob, a fridge/freezer and a dishwasher, whilst plumbing and space are available for a washing machine and a dryer in a utility cupboard.

Three well-proportioned double bedrooms are carpeted for comfort, with two benefiting from built-in wardrobe storage and the master bedroom accompanied by a modern en-suite shower room, with storage.

Completing the accommodation, a good-sized, naturally lit bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (1087 sq ft - 101 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 a pleasant village atmosphere and share 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 supermarkets. There are many attractive walks nearby, including the Water of Leith, the Pentland Hills and the Malleny National Trust Gardens, with golf available 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 the well-regarded Currie Primary School and Currie High School. The main Heriot Watt University campus, including the Oriam Sports Complex, Scotland's national performance centre for sport, is also close by.





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