



Deans Properties

Deans Solicitors and Estate Agents LLP



**Flat 2, 5 Kinauld Dell
CURRIE, EH14 5RG**



GROUND FLOOR FLAT

- Open Plan Living Room/Dining Room/Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Communal Front & Rear Garden
- Lift
- Residents' Parking
- Double Glazing & GCH
- EPC Rating -B



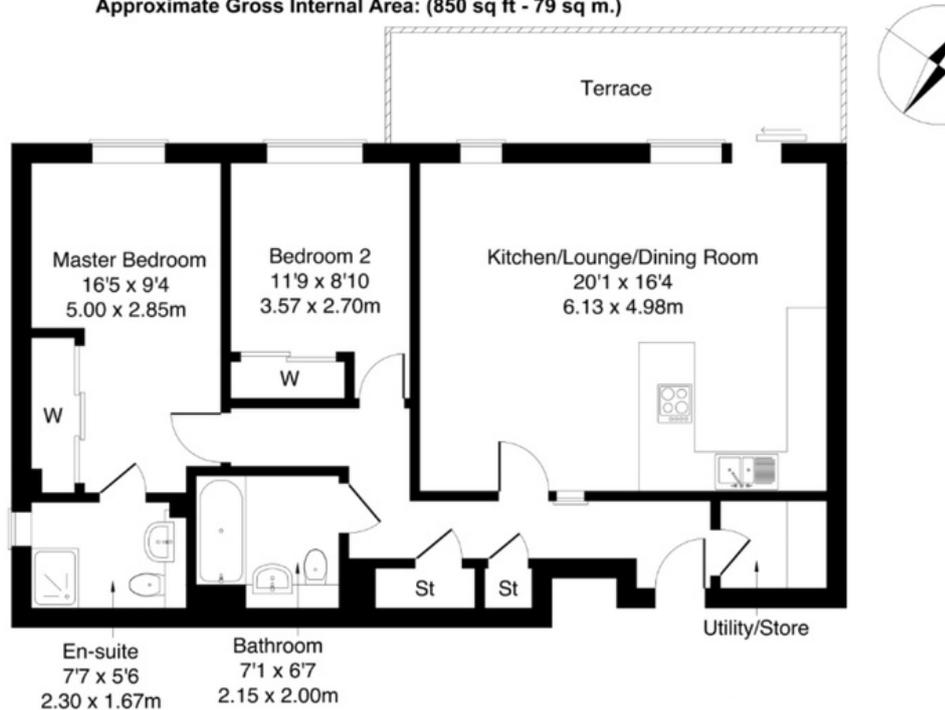
Viewing is recommended of this bright and spacious ground floor flat situated within the sought after area of Currie. The property is within walking distance of the local primary and secondary schools, good amenities with Curriehill Train Station being a short drive from the property providing quick and easy access to Edinburgh. There are also regular bus services to and from the City Centre. The accommodation which has been finished to a high standard throughout comprises; entrance hall with storage cupboard and utility store, open plan living room, kitchen and dining room with patio doors leading out to a large private terrace, making this a lovely space to relax. The kitchen is from Kitchens International with Porcelainosa tiles, Camaro flooring and fitted with modern units and integrated appliances. Two double bedrooms both with built in wardrobes and the principal bedroom benefits from an en-suite shower room. There is also a modern family bathroom. Further features include gas central heating, double glazing, video entry system, lift, resident's parking communal front and rear gardens and bike storage. Included in the sale are fitted carpets and floor coverings, oven, hob, hood, fridge freezer and dishwasher. The appliances included are sold as seen with no warranty provided.





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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.



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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