



FOR SALE – 17 PROVOST HAUGH, CURRIE, EDINBURGH EH14 5DD - OFFERS OVER £160,000 - EPC C
ADAMS PROPERTY – Tel: 0131 443 4436 or 07719 855856 Email: david@adams-property.co.uk



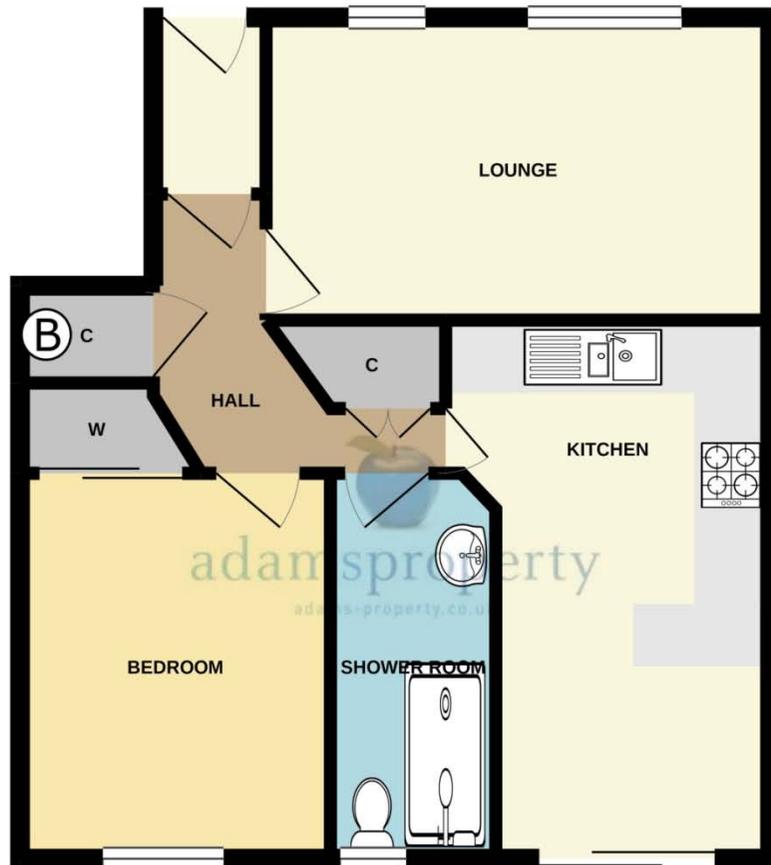








GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



17 PROVOST HAUGH EDINBURGH EH14 5DD

TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Viewing by appointment only
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DESCRIPTION: This attractive and modern ground floor flat has one double bedroom and is located in a quiet residential development adjacent to shops and regular public transport to the City. There is a bright and spacious lounge, a modern fitted kitchen and shower room. Outside to the rear is a secluded and sunny garden, with a decking area and shed. To the front is a gravelled area and ample residents parking. The house is fully double glazed and has gas central heating throughout. The property is available for immediate entry.

ENTRANCE & HALLWAY: A semi glazed timber door opens into the vestibule and hallway where there is laminate flooring. There is a deep cupboard containing the combi boiler. A glazed timber door opens into the lounge on the left and beyond this is a large double cupboard.

SITTING ROOM: (4.6m x 2.75m) This bright and spacious room has two windows with Venetian blinds, overlooking the front. There is laminate flooring, TV and Satellite points and an electric living fire.

KITCHEN: (4.85m x 3m) Here there are gloss white fitted, wall and base units with black granite worktops and tiled splash back. There is an integrated electric double oven with four ring gas hob and filter hood above. A 1½ stainless steel sink and drainer is on the left beneath which is a dishwasher and washing machine. On the right, the worktops extend round to form a small breakfast bar. Beyond this there is a large fridge freezer included in sale. The flooring is laminate and sliding glazed patio doors, open onto the decking area and garden to the rear.

DOUBLE BEDROOM: (3.50m x 2.80m) This room has laminate flooring, built in double wardrobe with sliding mirror doors and a large window overlooking the back garden.

FAMILY SHOWER ROOM: (3.5m x 1.50m) Here there is a white suite with glass shower enclosure and a shower that runs off the combi boiler. The floor and walls are tiled, there is a fitted mirror cabinet, an extractor fan and stainless steel towel rail.

GARDEN & EXTERIOR: A private road leads from Lanark Road West, through the residents parking area and on to number 17 at the rear. There is a small gravelled area to the front, a border with flowers and 3 stairs which lead up to the front door. To the side of the building, a path leads around to a wooden gate which opens into the back garden, This is mainly laid out with lawn, a decking area and timber garden shed. The garden is south facing, quite secluded and is bordered with timber fencing.

LOCATION: Provost Haugh is a modern development of similar styled villas situated on Lanark Road West, adjacent to a Sainsbury's convenience store and filling station. Buses run every 10 minutes and take approximately 30 minutes to reach the City centre. Good restaurants, pubs and takeaways are just a short walk away as are other shops and convenience stores. Larger supermarkets and Heriot Watt University are a five minute drive whilst a ten minute drive takes you into the Pentland Hills and many lovely walks. The Water of Leith passes by below the development and here there are popular walks and cycle ways to the City in one direction and Balerno in the other.

These particulars are intended to give a fair description to assist proposed purchasers when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever. All measurements stated herein are approximate. Buyers should obtain verification of information contained herein from their solicitor and/or surveyor.



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