



18 Blinkbonny Road
Currie
EH14 6AF



Charming main door lower flat built c1925 and located in a leafy country road backing onto the Water of Leith.

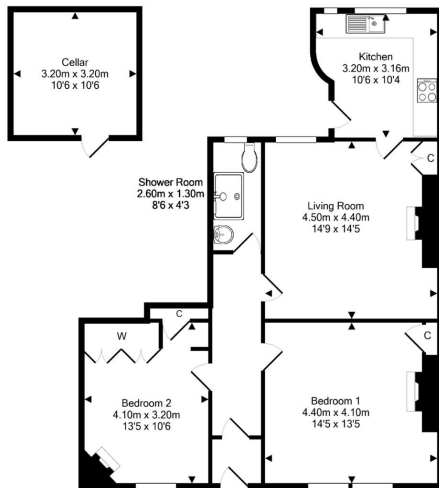
Features

- Cellar
- Shared Rear Garden
- Private Front Garden
- Wet Room

The accommodation currently comprises Two double bedrooms to the front aspect, a wet shower room, lounge and separate kitchen. A small rear patio leads to the shared rear garden. The flat also has a private south facing garden to the front of the property and the use of a cellar underneath for storage. Additional benefits include electric storage heating and double glazing throughout.

Extras

All floor coverings and light fittings. Kitchen white goods including fridge/freezer, washing machine and cooker (please note that goods shall not be warranted). Other items of furniture can be left if required.



Total Approx. Floor Area 80.6 Sq.M. (868 Sq.Ft.)
 For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021

AS Anderson Strathern

Find out more

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Notes

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. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. 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 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 Combined 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 Combined Standard Clauses.

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