

# 293 Lanark Road West

CURRIE, EDINBURGH, EH14 5RT



MAIN DOOR GARDEN FLAT WITH PRIVATE  
GARDENS TO THE FRONT AND REAR



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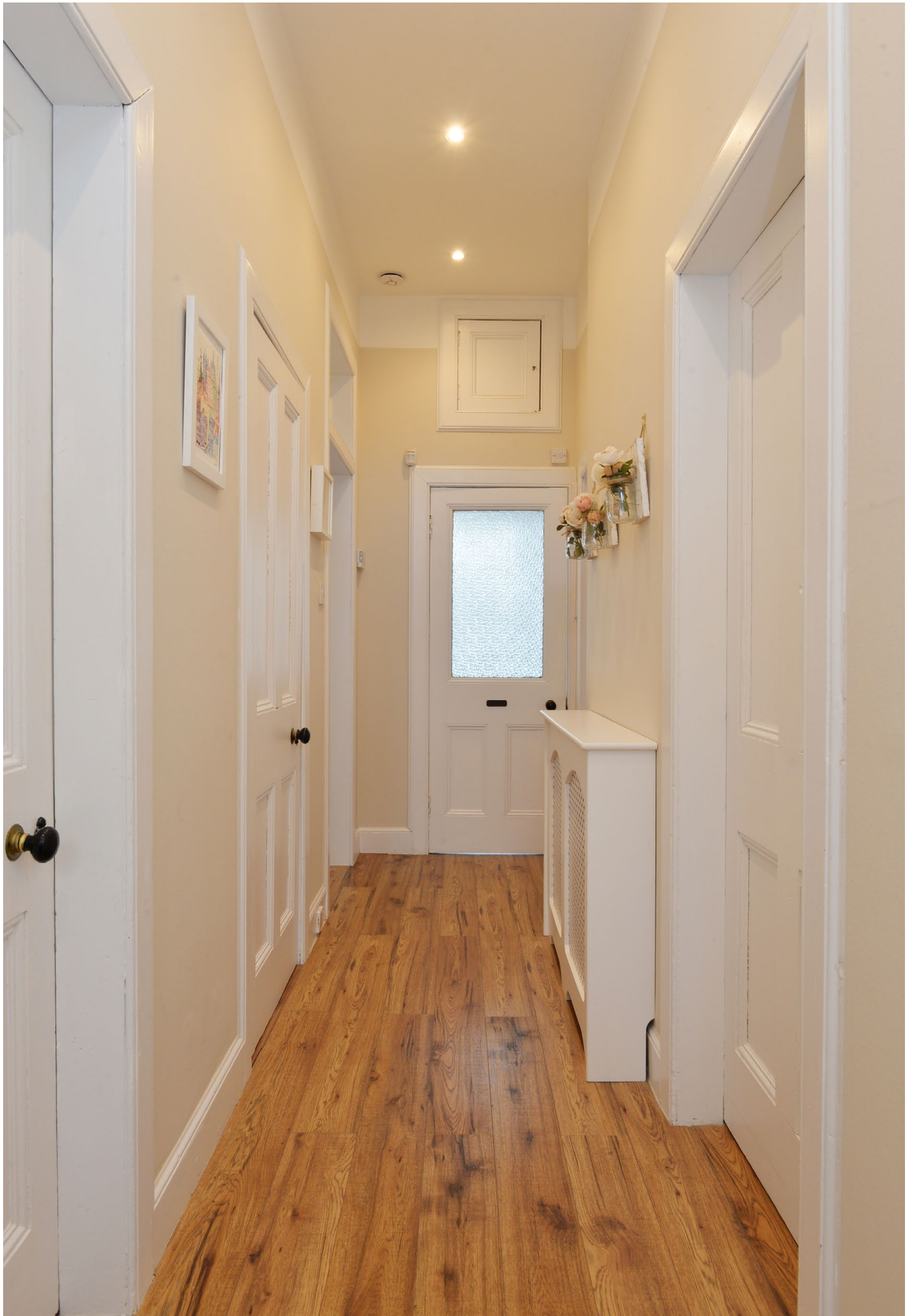
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McEwan Fraser is delighted to present this stunning main door garden flat to the market. The property boasts a stylish modern finish that has been seamlessly blended with a host of traditional period features. Internally, the property boasts a large living room with bay window, dining kitchen, modern bathroom, two double bedrooms and a further box bedroom. Externally, there are private gardens to the front and rear.

Internal accommodation is focused on a stunning living room that boasts high ceilings, ornate cornice, feature fireplace, quality laminate flooring and floods of natural light from a large bay window. While the fireplace creates an obvious focal point, the space on offer gives plenty of flexibility for different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. A large dining kitchen sits behind the living room and gives access to the rear garden. The kitchen includes a generous range of based and wall-mounted units which give plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and further space is provided for a free-standing washing machine, dishwasher, and fridge freezer. The kitchen also includes integrated storage and plenty of space for a dining table which further enhances the potential for entertaining.

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# The Lounge









There are two bedrooms separated by a substantial box room. The master bedroom overlooks the rear garden and includes all the features commonly associated with properties of this era. Naturally bright, there is plenty of space for a large style bed and a full range of supporting furniture alongside integrated storage. The second bedroom overlooks the front garden and is also a bright and well-proportioned double. The large box room enjoys natural light from the second bedroom and offers fantastic additional storage space. It would make for an ideal home office if needed. The accommodation is completed by the bathroom which has been finished to an exacting standard. There is contemporary partial tiling and a white suite with shower over bath.



**Bedroom 2**

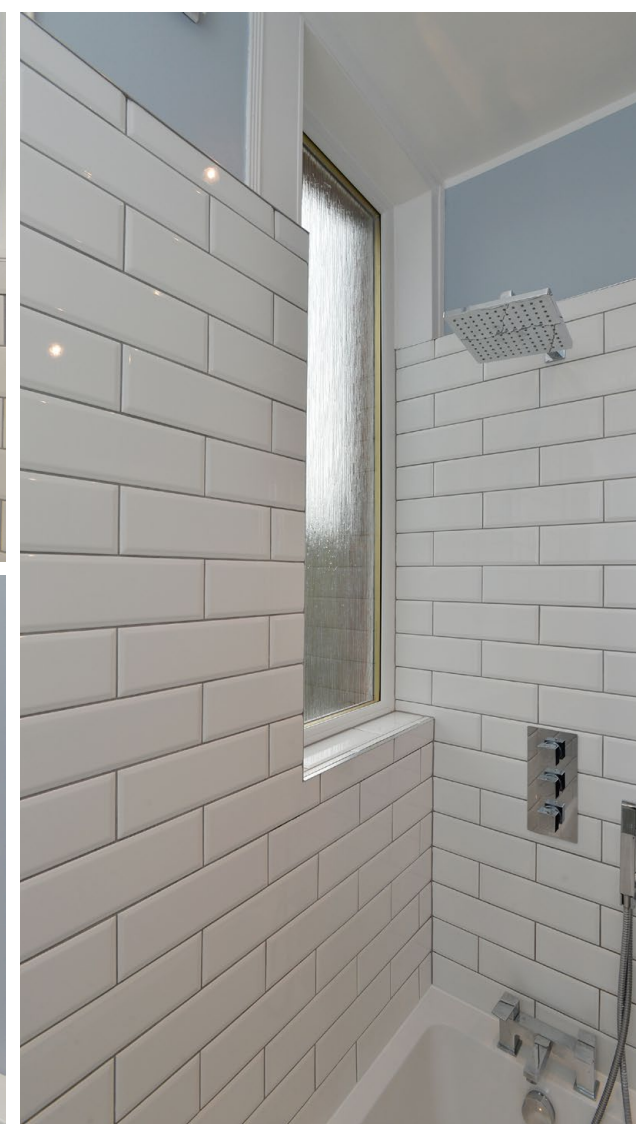


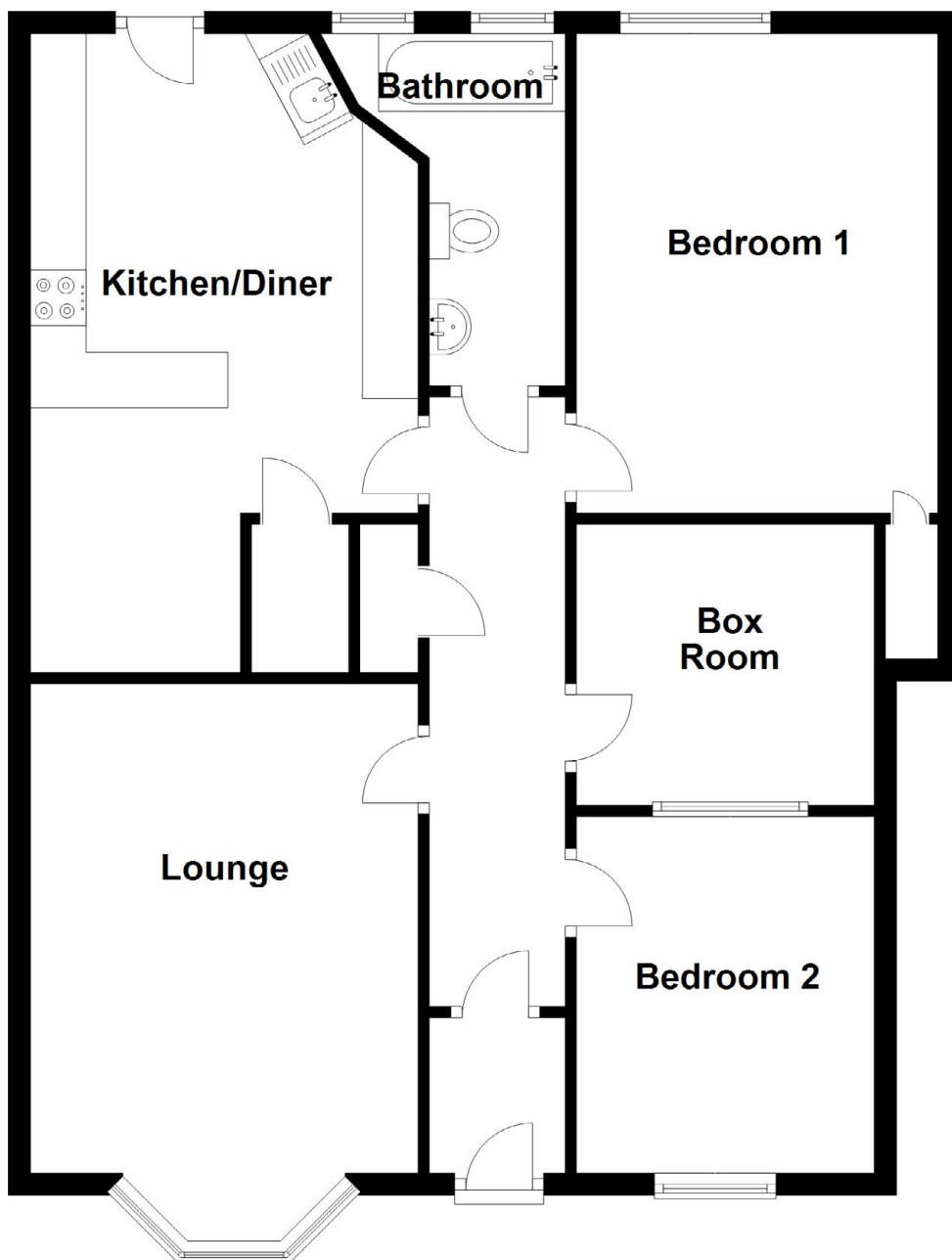




**Box Room**







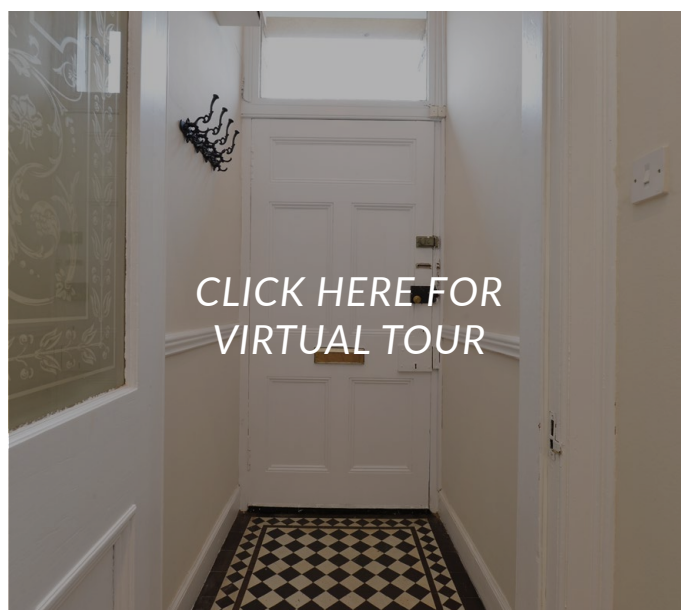
#### Approximate Dimensions

(Taken from the widest point)

Lounge	5.28m (17'4") x 3.49m (11'5")
Kitchen/Diner	5.75m (18'10") x 3.49m (11'5")
Bedroom 1	4.32m (14'2") x 3.25m (10'8")
Bedroom 2	3.41m (11'2") x 2.68m (8'10")
Bathroom	3.17m (10'5") x 2.19m (7'2")
Box Room	2.68m (8'10") x 2.53m (8'4")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: D





For extra warmth and comfort, the property boasts gas central heating and new double glazing.

Externally, the property enjoys a private front garden boarded with a mature privet hedge for privacy. To the rear, there is a substantial private garden. As the garden slopes down the hill, substantial landscaping has created distinct tiers with two patios, mature lawns and flower beds. The garden enjoys panoramic views over the surrounding countryside.





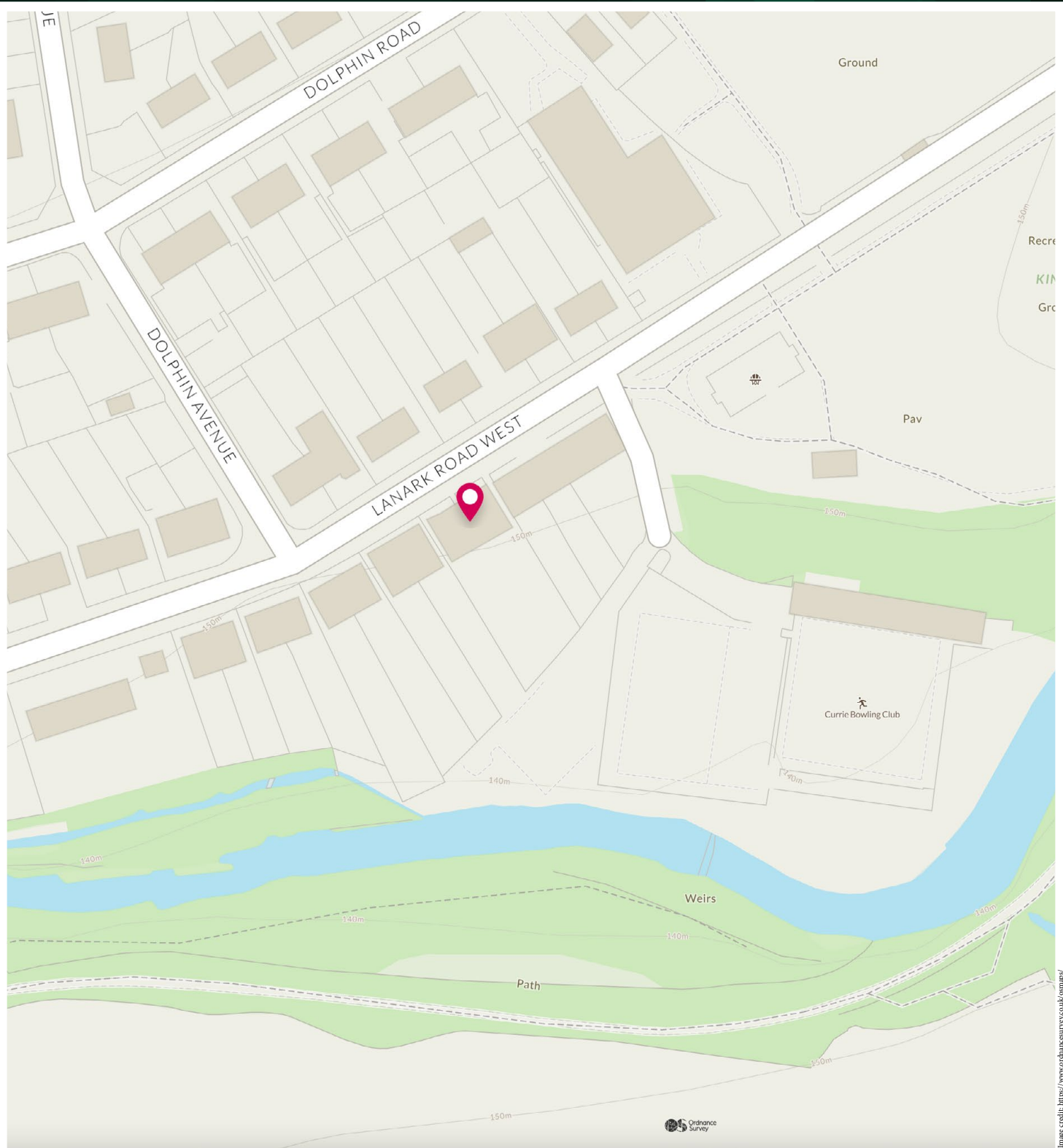
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Today, whilst Currie is indisputably Edinburgh, its authentic rural personality is unmistakable. The region offers an enticing combination of rural charm and nearby city attractions. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The area has a local primary and secondary school and private education is on offer a short drive away, closer to the city centre.

The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel & Country Club beside nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.

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## The Location



# McEwan Fraser Legal

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