



43 Lanark Road West, Currie, EH14 5SZ

Charming four-bedroom detached property within the popular village of Currie

- Living room with sitting room off benefitting from patio doors to private garden
- Dining room with direct access to spacious kitchen
- Utility room
- Ground floor WC
- Four bedrooms, one currently being used as a ground floor study
- Modern bathroom
- Private driveway
- Tranquil gardens to the rear

Location

Currie is ideally located approximately 7 miles from the centre of Edinburgh. The area offers several walking and cycling options, including the Water of Leith, woodland walks and Pentland Hills Regional Park.

Local amenities include: Bakers, supermarkets, post office, café, public house, pharmacy, medical centre, primary and secondary schooling.

More retail facilities can be found at The Gyle Shopping Centre just a short drive away.

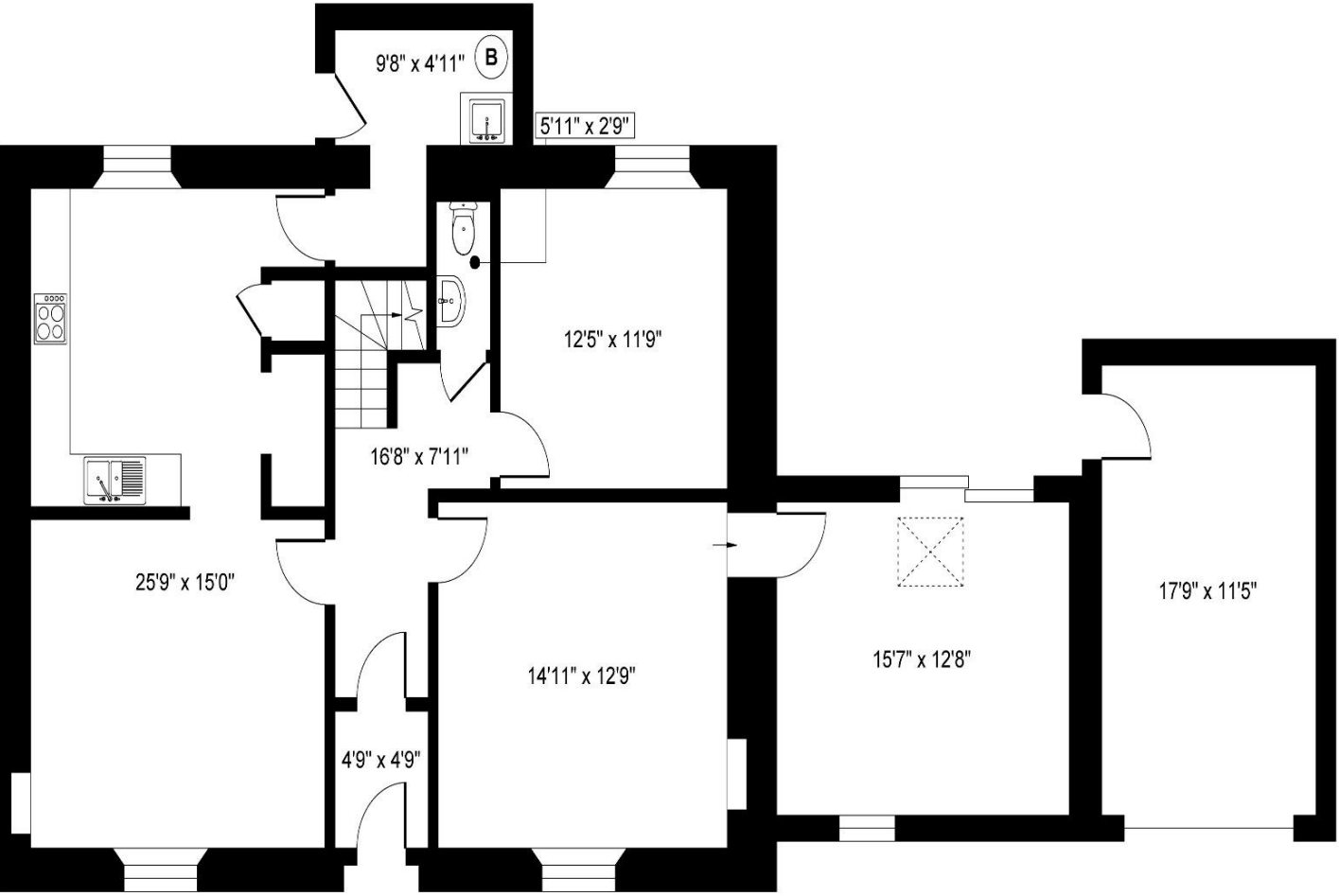
The properties destination allows easy travel both to and from the capital. There is on hand public transport and the City Bypass, which links with the major motorway networks.

Viewing Arrangements

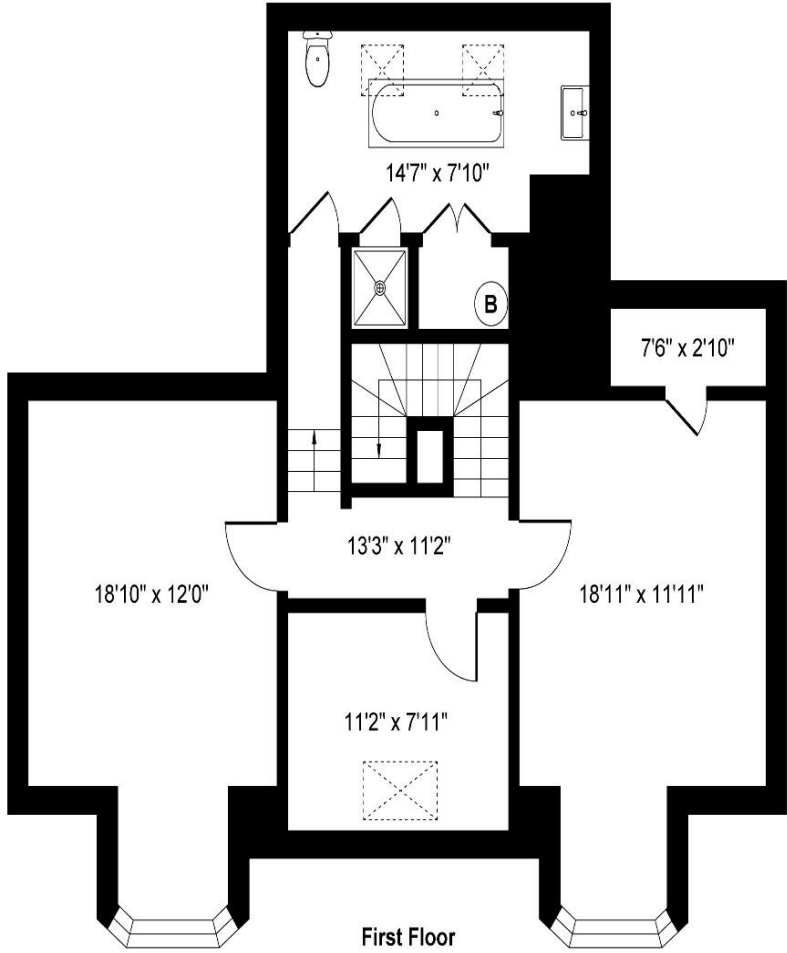
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







Ground Floor
 Approximate Floor Area
 1368 sq. ft



First Floor
 Approximate Floor Area
 788 sq. ft

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

