



1 Provost Haugh  
Currie, EH14 5DD



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# 1

## Provost Haugh

One bedroomed end of terrace bungalow ideal for a first-time buyer or someone looking to downsize.

- End terraced Bungalow
- Residents Parking
- Gas central heating and double glazing
- Private garden
- Communal landscaped grounds
- Ideal for a first time buyer or someone looking to downsize
- Lounge
- Kitchen/dining room
- Bedroom
- Shower room



Home Report: £180,000

EPC Rating: D

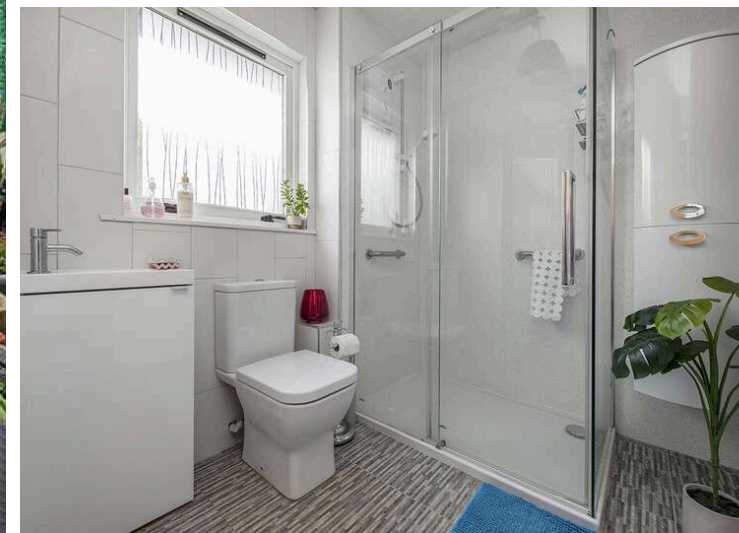


Viewing is highly recommended of this well presented and rarely available one bedroomed, end of terrace bungalow within the popular Currie district to the West of Edinburgh and would be of specific interest to a first time buyer or a buyer looking to downsize.

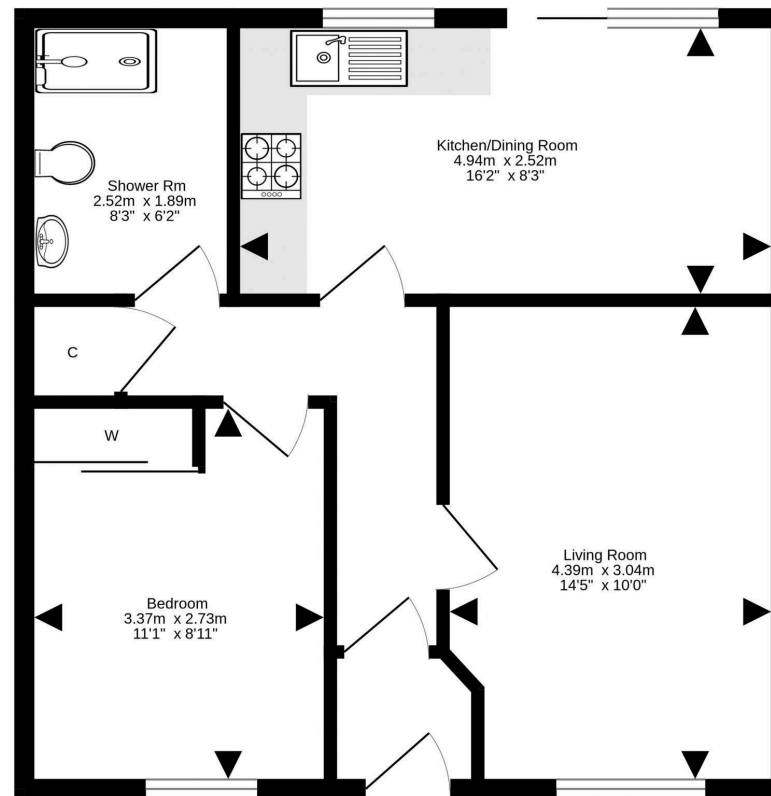
The property opens to an entrance vestibule and hall with storage. A bright lounge is to the front while the kitchen/dining room is to the rear with patio doors to the garden. The bedroom is at the front with built in wardrobes and a shower room with 3 piece suite and heated towel rail completes this home. Further benefits include gas central heating, double glazing, private rear garden, landscaped communal ground and shared drying green.

Extras - to include white goods (oven, hob, fridge/freezer, dishwasher, washing machine and tumble dryer) curtains and blinds.

Factor - The development is factored by Charles White at a current cost of £37 per month



The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar.



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 ©2024



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