



Flat 2, 3 Langwill Place, Currie

Offers Over £282,000



Flat 2

3 Langwill Place, Currie

Immaculate ground-floor two-bed apartment in sought-after Currie. Open-plan living, en-suite, private terrace, communal gardens, secure bike store, and excellent local amenities.

Early viewing advised.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Hallway

A welcoming entrance hall sets the tone for this attractive property, providing access to the two bedrooms, bathroom, and spacious lounge. The hall features fitted carpet flooring, a radiator, and a central ceiling light, creating a warm and inviting first impression. For added convenience and peace of mind, the hallway also benefits from a secure entry phone system. Furthermore, there are two useful storage cupboards, providing excellent practical storage space for household items, coats, and everyday essentials, helping to keep the living areas neat and clutter-free.

Lounge

15' 11" x 12' 1" (4.84m x 3.69m)

This beautifully presented and generously proportioned lounge offers an abundance of space for a variety of free-standing furniture, making it ideal for both relaxing and entertaining. A large front-facing window floods the room with natural light and, on a clear day, provides delightful views towards the iconic Forth Bridges. The room is finished with attractive carpet flooring, fresh contemporary décor, and a radiator, creating a warm and inviting atmosphere. Open-plan to the kitchen and dining area, the space enjoys a wonderful sense of light and flow, enhancing the airy and welcoming feel throughout. Adding to its appeal, a fully glazed door leads directly onto a lovely private terrace—perfect for enjoying a morning coffee, al fresco dining, or unwinding with an afternoon drink while taking in the surroundings.

Kitchen/Diner

10' 7" x 9' 7" (3.23m x 2.93m)

The kitchen is fitted with a range of contemporary units and benefits from a selection of quality appliances, including an integrated dishwasher and oven. The fridge freezer and washing machine are also included and are in nearly new condition. Additional features include a stainless steel sink with drainer and mixer tap, a gas hob with extractor hood, and generous worktop space for food preparation. Finished with practical vinyl flooring and a central ceiling light, this stylish kitchen/diner perfectly combines functionality with modern comfort, making it an ideal hub of the home.





Bedroom One

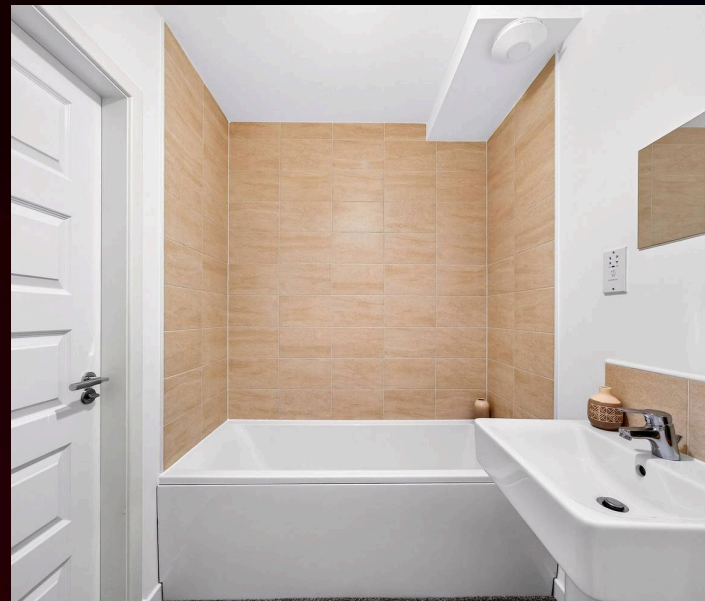
17' 3" x 12' 8" (5.25m x 3.85m)

The spacious and beautifully presented principal bedroom offers a peaceful and inviting retreat, enhanced by fresh, neutral décor and an abundance of natural light. French doors open directly onto a paved patio area and the attractive communal gardens beyond, creating a wonderful connection to the outdoors and providing a lovely spot to enjoy the surroundings. The room offers ample space for additional free-standing furniture and is finished with comfortable carpet flooring, a radiator, and a central ceiling light. Excellent storage is provided by a range of triple fitted wardrobes, while the added benefit of a stylish en-suite shower room enhances both convenience and comfort. Combining generous proportions, excellent storage, and direct garden access, this impressive principal bedroom is a standout feature of the home.

Bedroom Two

16' 0" x 9' 5" (4.87m x 2.88m)

The generously proportioned second bedroom is a bright and welcoming space, enjoying an abundance of natural light from a rear-facing window overlooking the surrounding area. Beautifully presented with fresh, neutral décor, the room offers a comfortable and versatile setting that is ideal as a guest bedroom, children's room, or home office. Further benefits include soft carpet flooring, a radiator, a central ceiling light, and fitted wardrobe storage, providing excellent practicality and organisation. With its generous proportions and airy feel, this attractive second bedroom is a delightful addition to the home.



Family Bathroom

7' 9" x 5' 5" (2.37m x 1.66m)

The modern family bathroom is beautifully presented and thoughtfully designed, offering a bright and comfortable space to relax and unwind. Finished with attractive splashback tiling and complemented by fresh, neutral décor, the room has a clean and contemporary feel throughout. The suite comprises a bath with mixer tap and a wash hand basin featuring a stylish mixer tap. Additional features include carpet flooring, a radiator, a central ceiling light, and an extractor fan, ensuring comfort and practicality. Combining functionality with a well-maintained finish, this inviting bathroom perfectly serves the needs of modern family living.



En Suite

7' 5" x 2' 11" (2.25m x 0.89m)

A beautifully presented en-suite shower room serving the primary bedroom, featuring a contemporary walk-in shower with stylish splashback tiling, a modern WC and wash hand basin with mixer tap. The room is finished in fresh, neutral décor and benefits from an extractor fan and central ceiling light, creating a bright and practical space.





FRONT GARDEN

A wonderful feature of this property is the private terrace patio area accessed directly from the lounge. Fully enclosed and beautifully positioned, it provides the perfect outdoor space for relaxing, enjoying a morning coffee, dining al fresco, or unwinding in the fresh air. The terrace offers a pleasant extension of the living accommodation and enjoys easy access.

COMMUNAL GARDEN

wonderful outdoor space for residents to relax and enjoy. The gardens are attractively landscaped and well cared for, creating a peaceful and welcoming environment throughout the year. A particular highlight is the direct access from the principal bedroom via French doors, leading onto a private patio area and seamlessly connecting the home to the surrounding gardens. This delightful outdoor space is perfect for sitting out, enjoying the fresh air, or simply appreciating the attractive and tranquil surroundings.

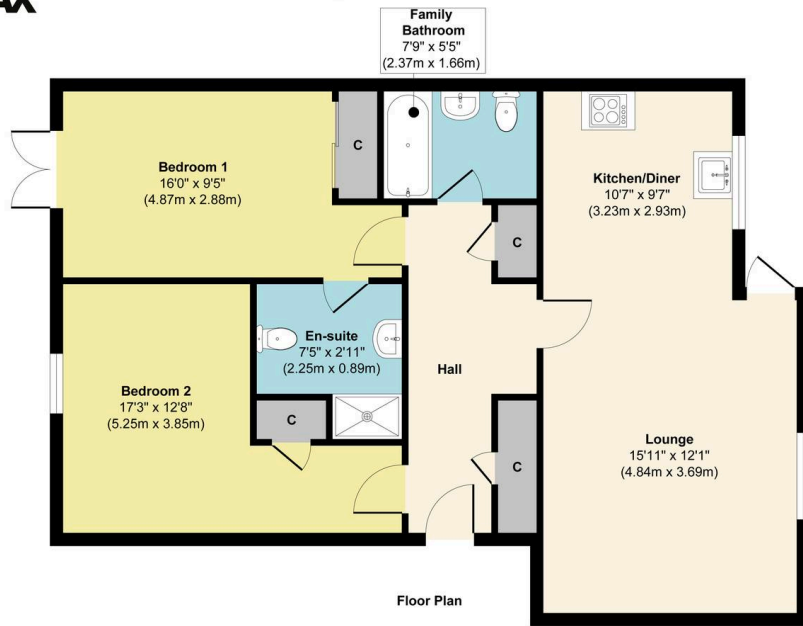
OFF STREET

1 Parking Space

The property further benefits from an abundance of communal parking, with numerous residents' and visitor parking spaces conveniently located adjacent to the building. This provides excellent practicality for homeowners and guests alike, ensuring ease of parking at all times. In addition, the development features a well-maintained communal bin storage area, thoughtfully positioned and regularly cared for, contributing to the overall neat and attractive appearance of the surroundings.



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Approx. Gross Internal Floor Area 853 sq. ft / 79.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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