




McEwan Fraser Legal

Solicitors & Estate Agents

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29 Riccarton Mains Road

CURRIE, EH14 5NQ

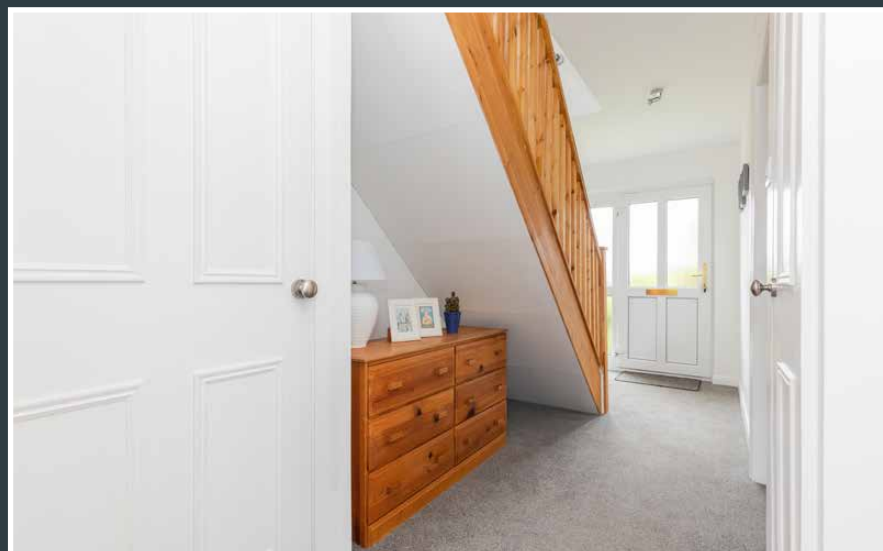
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Currie is one of the most popular residential areas on the outskirts of Edinburgh and is approximately seven miles from the city centre itself. It has a strong community spirit and a very good selection of local amenities including a Post Office, chemist, bars, butcher, newsagent, with more available in nearby Balerno, Juniper Green or at the South Gyle.

It has excellent schooling and is in the current catchment area for Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes' drive away.

The area features excellent transport links with Currie Railway Station providing regular services to Edinburgh. There is also a Park and

Ride service at Riccarton and there are bus services to Balerno and Edinburgh from the main road. Currie is also well placed for access onto the City Bypass and hence onto the motorway network across central Scotland. There are also a number of golf courses nearby including Baberton Golf Club and Malleny Gardens.



McEwan Fraser Legal are delighted to bring to the open market this three bedroom semi-detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owner has looked after this family home, which is fit for today's

modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with generous storage. The bright and airy lounge allows for free standing furniture and different furniture configurations, the room also benefits from a feature electric fire. There is also ample space for a dining table. The kitchen comes with floor to ceiling

units and range cooker as well as space for fridge freezer and dishwasher. Access to the conservatory is also through the kitchen, the conservatory provides an all-year-round room, bright and airy and will easily accommodate free standing furniture. There is a cloakroom providing WC and wash hand basin and is also the perfect place to situate the washing machine and tumble dryer. Access to the garden can also be found in the conservatory as well as access to the

single garage. The downstairs bedroom is both bright and airy and allows for different furniture configurations and free-standing furniture. The family bathroom benefits from the shower from mains over bath, Wash hand basin and WC.

On the upper-level access to the attic can be found. There are a further two good sized bedrooms, both bright and airy and benefits from built-in storage.



"...the conservatory provides an all-year-round room, bright and airy and will easily accommodate free standing furniture..."





specifications

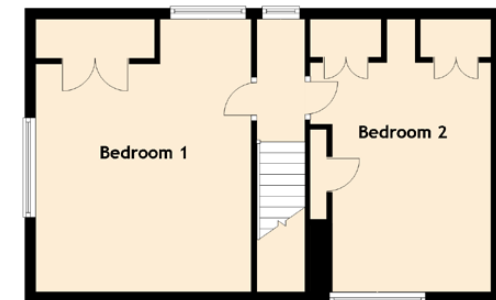
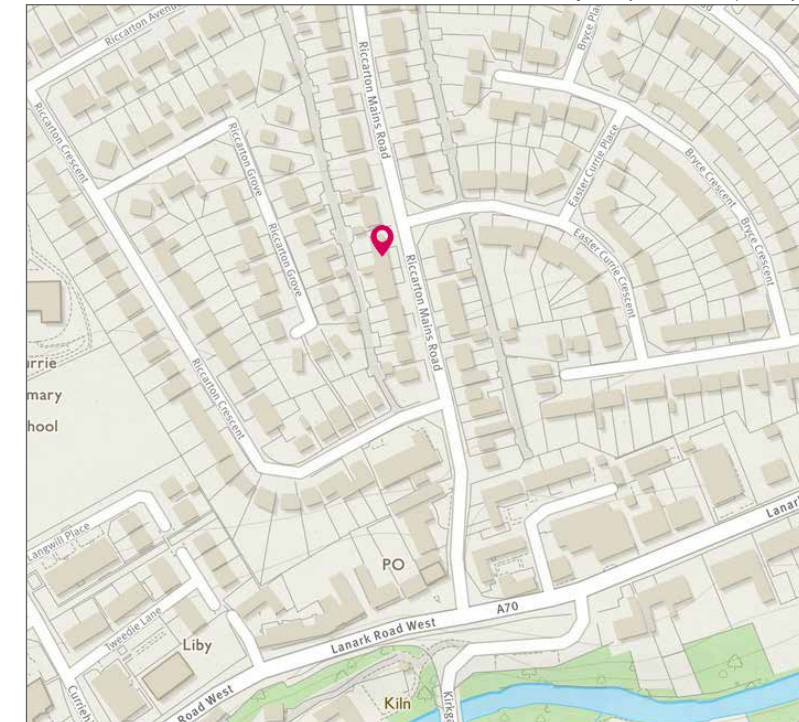
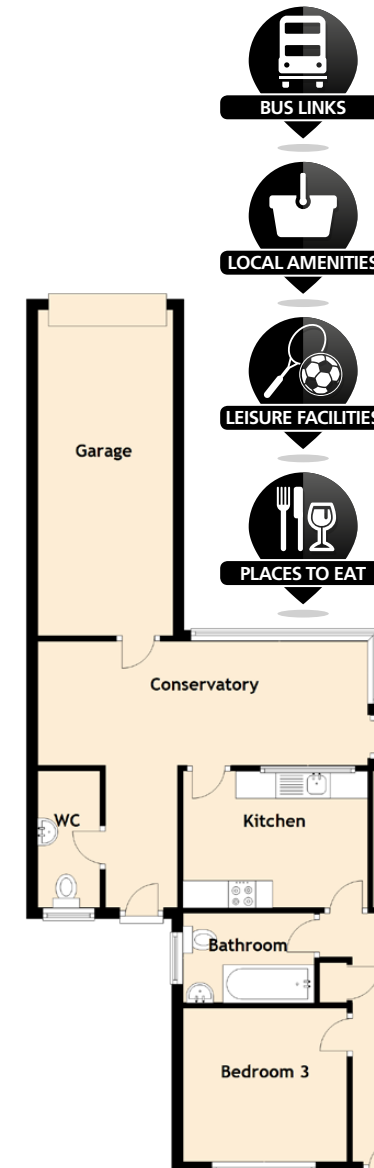
FLOOR PLAN | DIMENSIONS | LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	6.89m (227") x 3.42m (11'2")
Kitchen	3.41m (11'2") x 2.52m (8'3")
Conservatory	6.09m (20') x 2.30m (7'7")
Bedroom 1	5.03m (16'6") x 3.97m (13')
Bedroom 2	4.46m (14'8") x 3.06m (10')
Bedroom 3	3.10m (10'2") x 3.03m (9'11")
Bathroom	2.42m (7'11") x 1.65m (5'5")
WC	2.36m (7'9") x 1.15m (3'9")
Garage	6.00m (19'8") x 2.50m (8'2")

Gross internal floor area (m²): **123m²**

EPC Rating: **E**



Externally the front garden benefits from a driveway providing off street parking and a lawn area. The secure back garden is of low maintenance with a mixture of decorative stone chips. Paving stones and decking. Access to the single garage is down the service lane, the garage also comes with power and light. The property also benefits from gas central heating and double-glazed windows. Early viewing is highly recommended.




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Text and description
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