




McEwan Fraser Legal
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25 Muirwood Drive

CURRIE, EH14 5EZ

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Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only 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 into 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. The Pentland Hills, Hillend Snowsports Centre and pleasant walks along the Water of Leith all offer great scope to those who enjoy the outdoor life.



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An excellent opportunity has arisen to acquire this rarely available four bedroom detached Bungalow, making for an ideal purchase for a family home while being well located within the popular Currie area of Edinburgh. Viewing of this property is highly recommended.

The accommodation is in good decorative order, briefly consisting of:

An entrance hallway leading to a bright and spacious lounge with access to what was the garage and is now a bedroom, however, could be used as a multitude of things such as office space or dressing room or even a snug. A fully fitted, partially tiled kitchen/diner which benefits from a freestanding four-ring electric hob/oven.

Four spacious double bedrooms all have more than, adequate storage space or space for freestanding furniture, you will also find two spacious and modernised shower rooms. Both featuring modern fixtures and fittings with double shower trays.

Externally: Spacious private garden to the front of the property, with more than adequate unrestricted on-street parking to accommodate residents and visitors alike, with further private off-street parking for two or three cars. To the rear, there is a lovely sectioned garden with rockery and access directly onto the garden from the second lounge via Sliding doors.

The property has full double glazing and benefits from gas central heating.



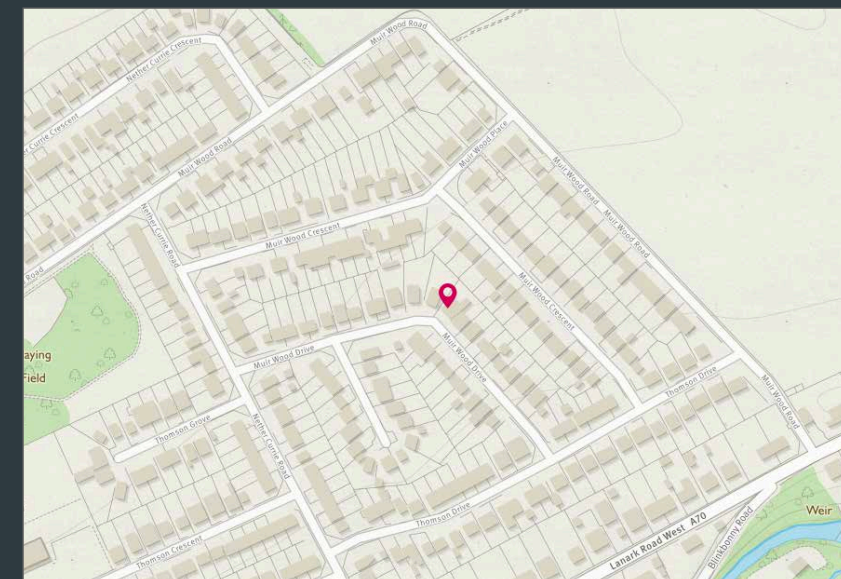
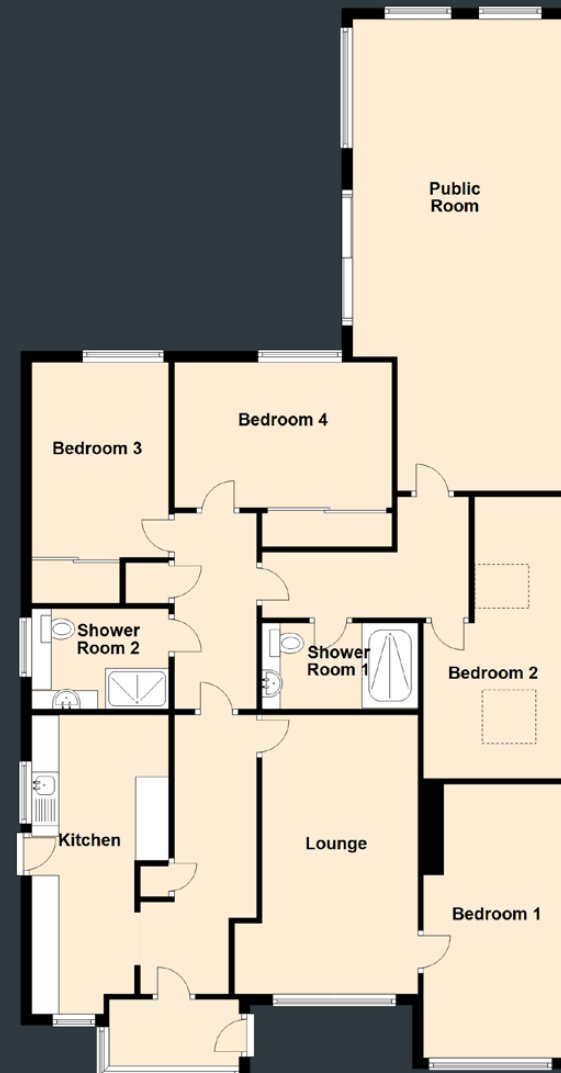


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Approximate Dimensions (Taken from the widest point)

Lounge	5.45m (17'11") x 2.84m (9'4")
Kitchen	5.76m (18'11") x 2.48m (8'1")
Public Room	8.66m (28'5") x 3.87m (12'8")
Bedroom 1	4.71m (15'5") x 2.49m (8'2")
Bedroom 2	5.23m (17'2") x 3.19m (10'6")
Bedroom 3	3.62m (11'11") x 2.69m (8'10")
Bedroom 4	3.90m (12'10") x 2.70m (8'10")
Shower Room 1	2.76m (9'1") x 1.60m (5'3")
Shower Room 2	2.65m (8'8") x 1.50m (4'11")

Gross internal floor area (m²): 139m² | EPC Rating: D






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