

# 396 Lanark Road West

CURRIE, EDINBURGH, EH14 5SJ



*Extended detached house boasts 269m<sup>2</sup>  
of living space over two floors*



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McEwan Fraser is delighted to present this extended detached house to the market. The property boasts 269m<sup>2</sup> of living space over two floors which include a generous lounge with an attached playroom, an extensive dining kitchen, and up to 6 bedrooms, two of which are on the ground floor. The property also enjoys a terrace and balcony overlooking the rear garden, mature gardens, a large driveway for up to five cars, an integral garage, gas central heating and double glazing. Proportions like this give tremendous flexibility for a new owner to create their ideal family home and viewing is essential to appreciate the wonderful home properly.

## THE ENTRANCE HALL



Entering the property, a handy vestibule opens into a large central hallway which is naturally bright and neutrally decorated. The extensive dining kitchen is on your left. On the right is bedroom 5, currently furnished with a king size bed, bedroom 6, shown with a double bed, and a full ground floor bathroom. These bedrooms could easily be adapted as home offices or less formal reception rooms depending on individual requirements.



The kitchen comprises a generous range of base and wall-mounted units arranged around three walls and is supported by a "floating" central island unit that can be moved around as needed. There is a twin Belfast sink and a range of freestanding appliances including a Rangemaster cooker. There is also extensive floor space for additional furniture and plenty of room for a large dining table. The proportions on offer would facilitate further expansion of the fitted kitchen. Double doors to the rear of the kitchen open into the main lounge. Laundry facilities are in an attached utility room.

# THE KITCHEN/DINER









# THE LOUNGE & PLAYROOM



The main lounge and the attached playroom extend the full width of the property. Neutrally decorated, the lounge is enhanced by hardwood flooring, a feature fireplace with a gas fire, and French doors opening onto the rear garden and the proportions on offer give tremendous flexibility for a new owner to create their ideal entertaining space. The attached playroom has doors to close it off from the main lounge. This creates a flexible space that can be utilised as a cosier snug or TV room.









# DOWNSTAIRS BATHROOM





# BEDROOMS 5 & 6







Climbing the stairs, you find an extensive landing which gives access to four bedrooms, a family bathroom and a large terrace which overlooks the rear garden. Bedroom one is the obvious master bedroom and enjoys extensive space for a full suite of bedroom furniture. Two integrated cupboards and a walk-in wardrobe offer extensive storage space. The master bedroom also enjoys access to a large en-suite shower room. Bedrooms two, three are further large double bedrooms, with bedroom four another double bedroom. Internal accommodation is completed by the family bathroom which is partially tiled and finished with a white suite.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Externally, the property is set back from the road and the plot is bordered by a boundary wall and large timber gates. There is a large monoblock driveway, lawn and mature flower beds. The rear garden is extremely private and fully enclosed. There is an extensive lawn and a pond which is protected by its own picket fence.

# EXTERNALS

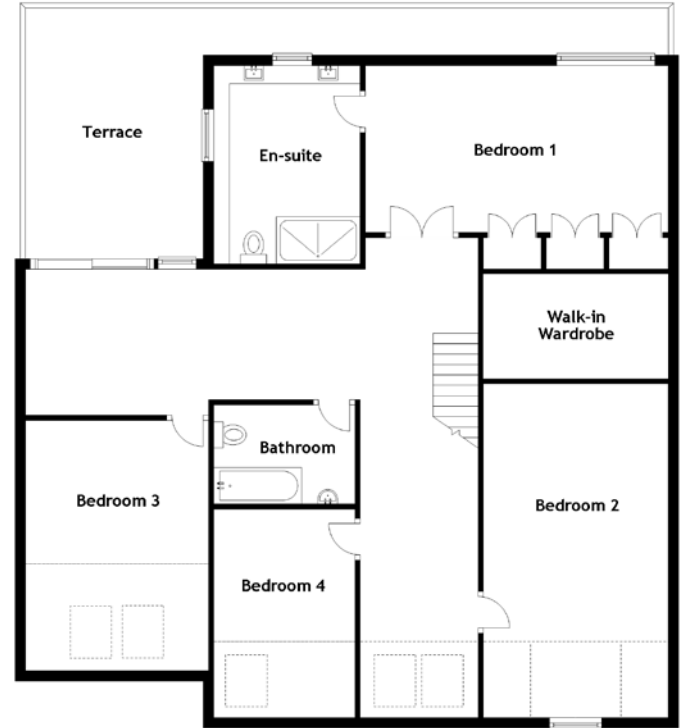








# FLOOR PLAN, DIMENSIONS & MAP

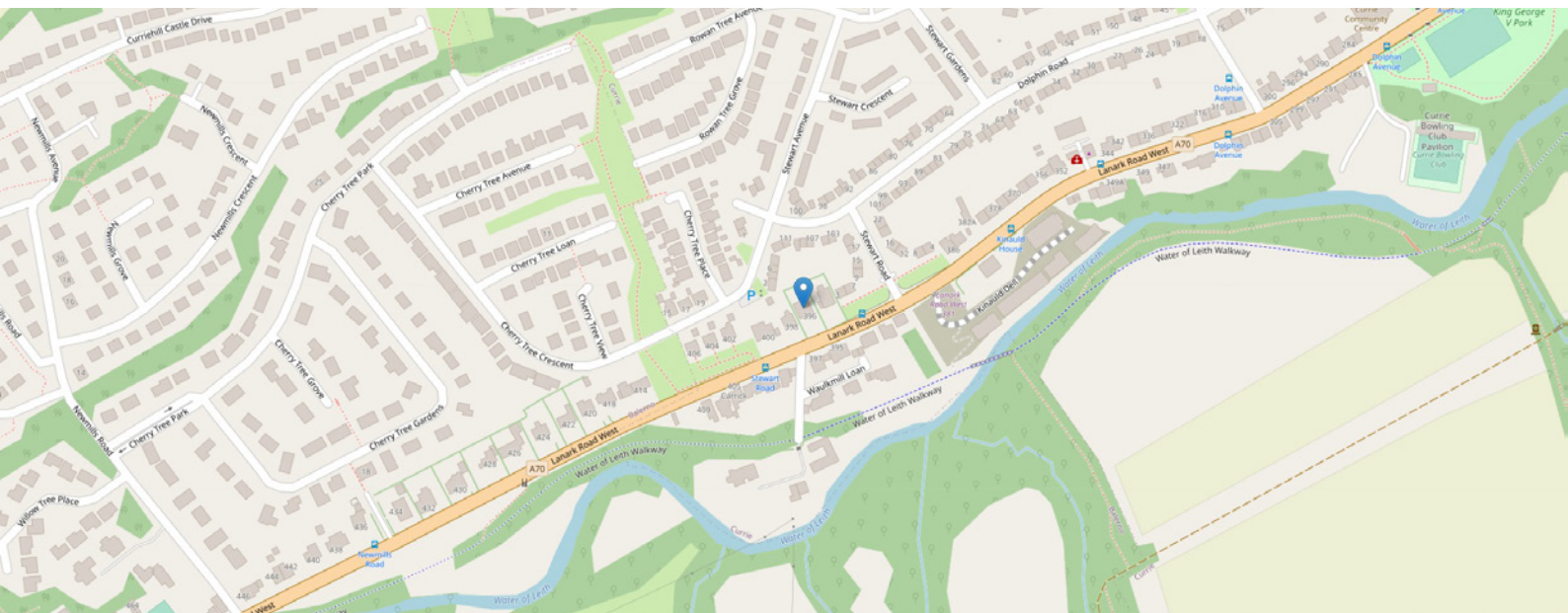


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	9.00m (29'6") x 4.60m (15'1")
Play Room	4.60m (15'1") x 3.80m (12'6")
Kitchen/Diner	9.20m (30'2") x 4.10m (13'5")
Utility	3.70m (12'2") x 2.20m (7'3")
Bedroom 5	3.60m (11'10") x 3.50m (11'6")
Bedroom 6	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.50m (4'11")
Garage	5.80m (19') x 3.50m (11'6")

First Floor	
Bedroom 1	5.90m (19'4") x 3.90m (12'9")
En-suite	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	6.40m (21') x 3.40m (11'2")
Bedroom 3	4.80m (15'9") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 269m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Today, whilst Currie is indisputably Edinburgh, its authentic rural personality is unmistakable. The region offers an enticing combination of rural charm and nearby city attractions. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month.







The area has a local primary and secondary school and private education is on offer a short drive away, closer to the city centre. The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel and Country Club beside nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.



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