

# 30 Rowantree Avenue

CURRIE, EDINBURGH, EH14 5AU



*THIS PROPERTY IS SUBJECT TO A  
BUYER'S PREMIUM*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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McEwan Fraser Legal are delighted to bring to the open market this utterly captivating, extended four-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 both indoors and outdoors.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

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In more detail, the property consists of a welcoming hallway with generous storage. The open plan kitchen/living area comes with floor-to-ceiling lime green units, all finished to an exceptional standard with integrated appliances, there is a gas cooker as well as space for fridge freezer. The majestic worktops are the perfect prep space for any chef. There are also two very handy airing cupboards that have been adapted to dry laundry, this innovative feature means you will never have washing out and helps to keep the living space clutter-free. The dining/living area of the kitchen is bright and airy and allows for easy access to the magnificent rear garden.

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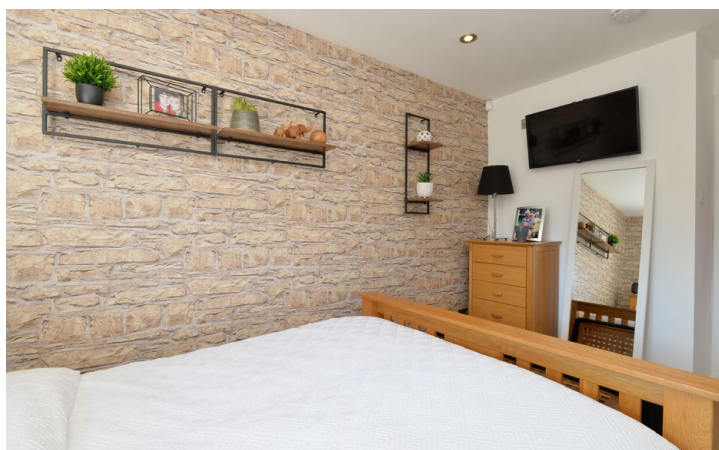


The family bathroom is modern and tastefully done with a shower over the bath. All three bedrooms are bright and airy and allow for different furniture configurations and free-standing furniture. The master bedroom further benefits from an en-suite. The fourth bedroom is currently being used as a formal lounge, the room also benefits from a feature electric fire.





# Master Bedroom







**Bedroom 2**







**Bedroom 3**



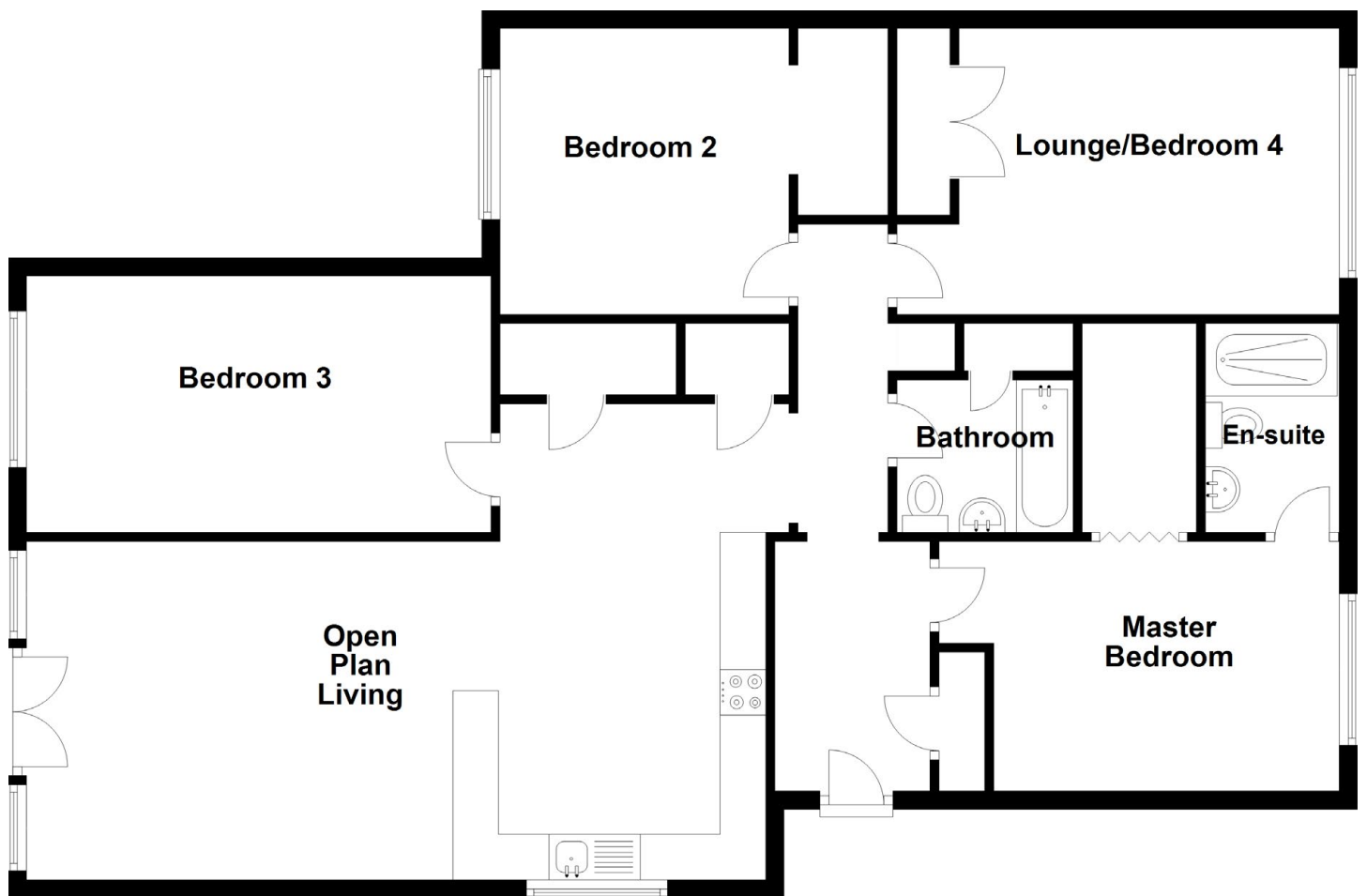




**Lounge/Bedroom 4**







#### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.10m (26'7") x 5.21m (17'1")
Master Bedroom	3.79m (12'5") x 2.73m (9')
Bedroom 2	3.17m (10'5") x 3.13m (10'3")
Bedroom 3	5.09m (16'8") x 2.81m (9'2")
Lounge/Bedroom 4	4.85m (15'11") x 3.13m (10'3")
Bathroom	1.93m (6'4") x 1.67m (5'6")
En-suite	2.29m (7'6") x 1.47m (4'10")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup>

EPC Rating: B

Buyer's Premium Value: £4980





Externally the front garden benefits from a driveway providing off-street parking for two cars and a lawn area. The secure back garden is the absolute highlight of this property, is it low maintenance with a mixture of patio, decking, paving stones and grass. The jewel in the crown is the beautiful summer house, which could be used as a gin-bar, home office, cave, the opportunities are truly endless. This garden has to be seen to be truly appreciated!

The property also benefits from gas central heating and double-glazed windows. Early viewing is highly recommended.

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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.

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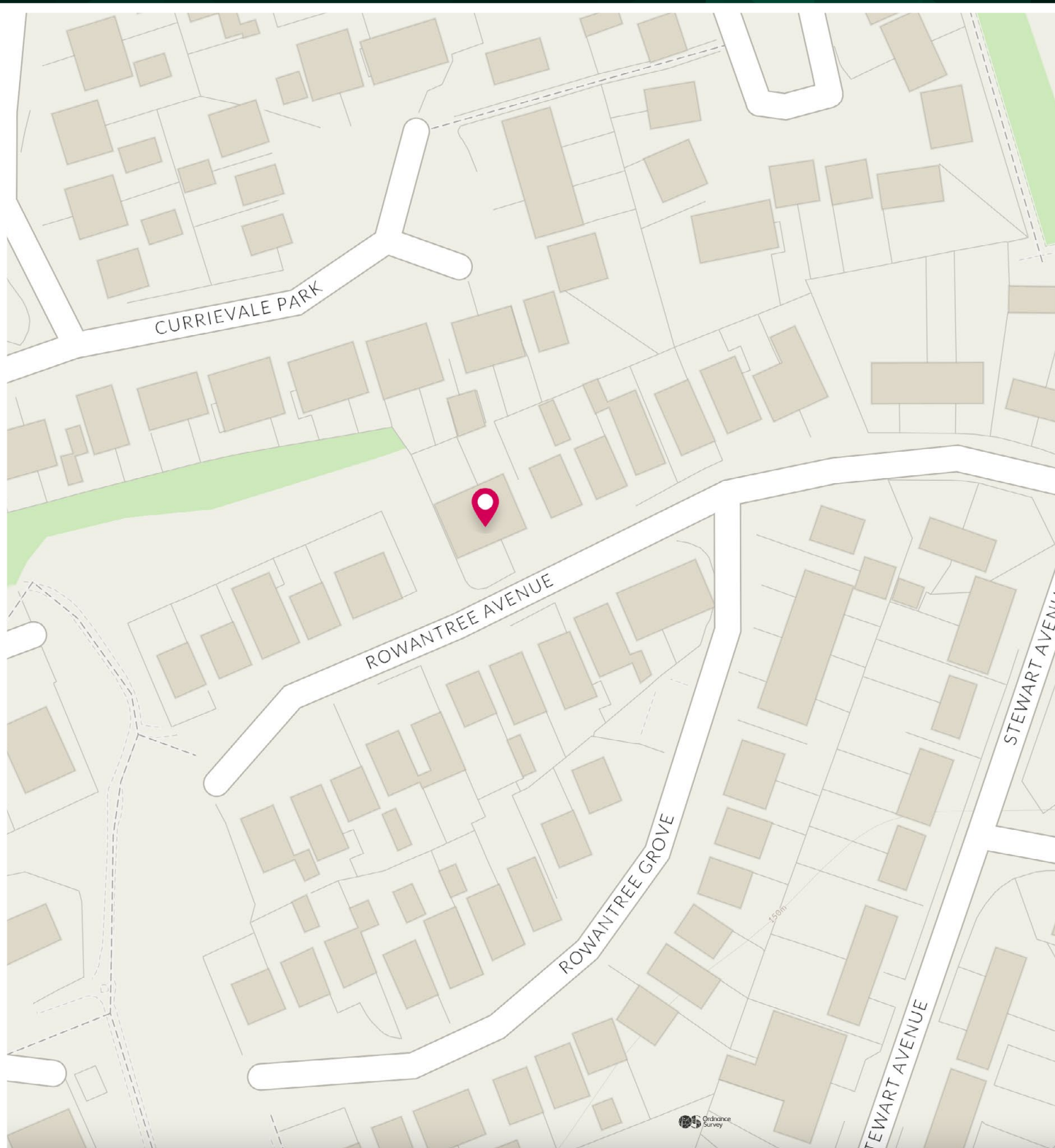


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
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Text and description  
**JONNY CLIFFORD**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
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