

19 Pentland Place

CURRIE, EH14 5QG



*Beautifully Renovated Three Bedroom
Family Home in Currie*



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McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in Currie, one of Edinburgh's desirable suburbs.

LOUNGE/KITCHEN/DINER



Inside, the property comprises of:

- Spacious living area is situated in the open plan kitchen lounge/dining area. The room is flooded by natural light through the skylights and offers various possible configurations for furniture arrangements. You will also access the private rear garden through sliding doors onto a deck area.
- Fully equipped open plan kitchen modern kitchen equipped with feature lighting and integrated appliances. Fitted with an induction hob and fan oven this bright kitchen is somewhere that will make you want to cook.



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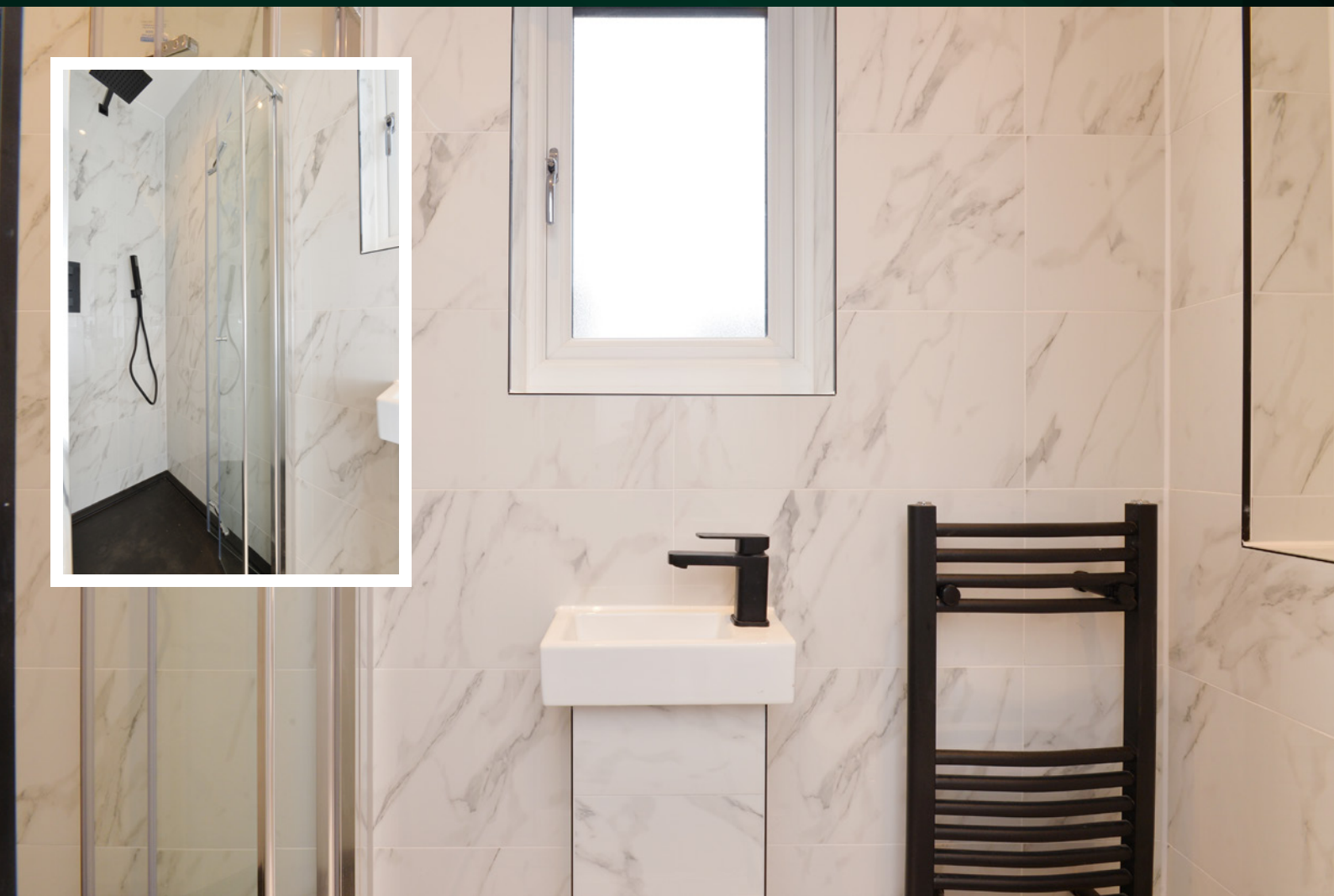
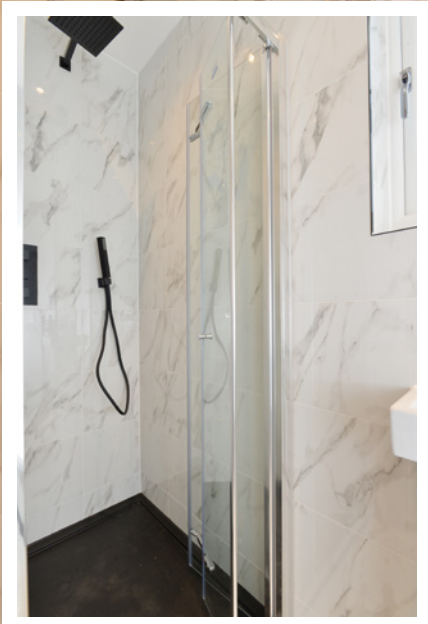
modern kitchen equipped with feature lighting and integrated appliances





- There are two bathrooms in the property. There is a family bathroom on the upper level and a shower room under the stair on the ground level. both of which are in excellent condition having just been renovated.
- The house has three double bedrooms, two of which are upstairs and the third is downstairs.

THE SHOWER ROOM



THE BATHROOM



THE BEDROOMS



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In addition, the property includes gas central heating, full double glazing, a driveway and on-street free parking. Making for a warm and practical family home year-round.

THE GARDEN

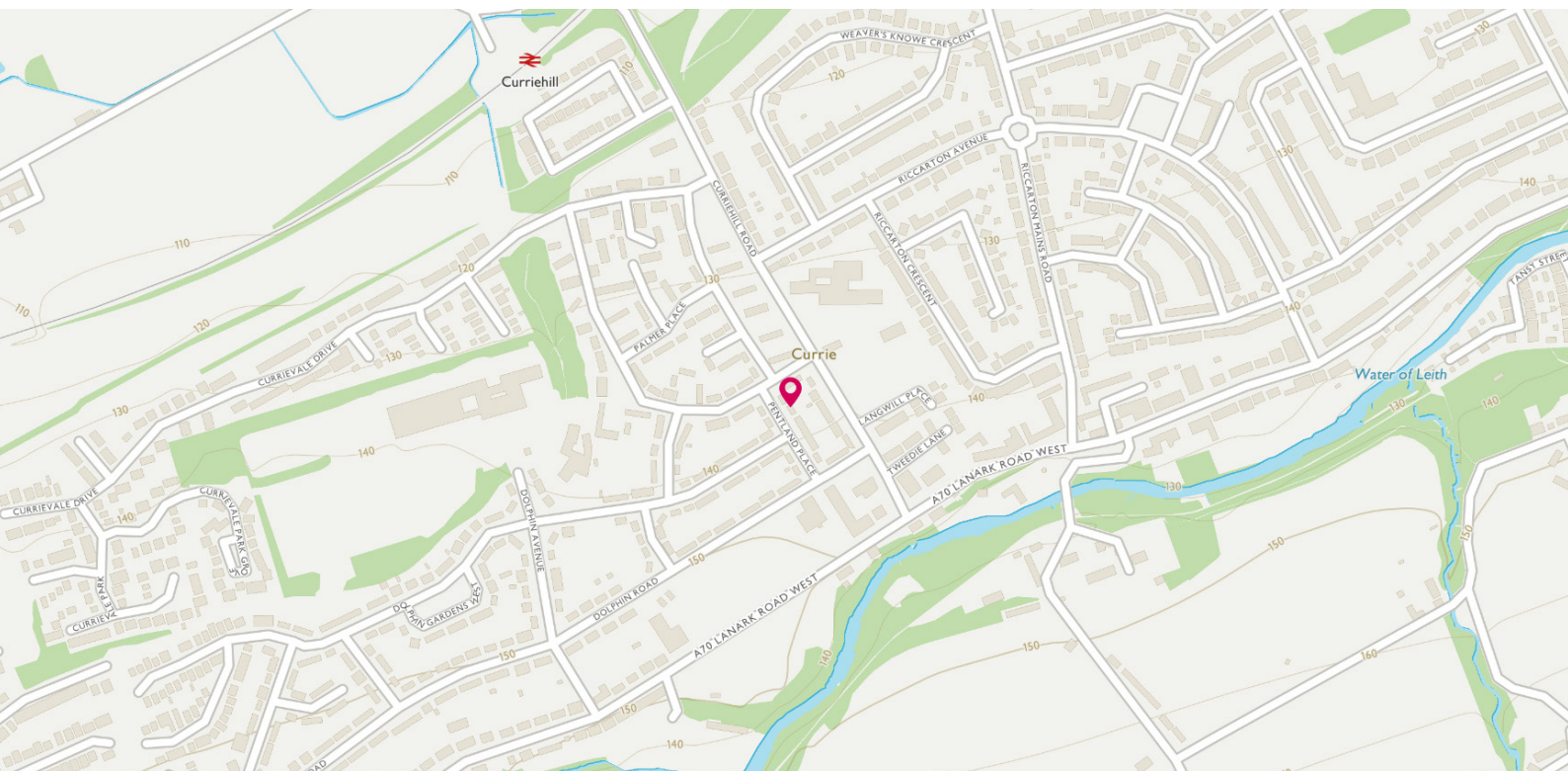


The floor plan shows a rectangular layout. At the top is the **Lounge/Kitchen** area, which includes a sink and stove. To the left of this area is a **Shower Room** containing a toilet and a shower. Below the Shower Room is a staircase. To the right of the Lounge/Kitchen is the **Dining Area**. At the bottom right is **Bedroom 3**. The plan includes various doors, windows, and built-in features like a radiator and a fireplace.



| | |
|----------------|--------------------------------|
| Lounge/Kitchen | 6.06m (19'11") x 3.59m (11'9") |
| Dining Area | 3.38m (11'1") x 2.07m (6'9") |
| Shower Room | 2.47m (8'1") x 0.75m (2'6") |
| Bedroom 1 | 4.50m (14'9") x 2.70m (8'10") |

Gross internal floor area (m²): 86m²
EPC Rating: D



THE LOCATION

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 butcher and baker, chemist, bars, cafes and local grocery stores with more available in nearby Balerno, Juniper Green or at the South Gyle.





The house is in the current catchment area for Nether Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes drive away at Riccarton.

The area features excellent transport links with Currie Railway Station providing regular services into Edinburgh and Glasgow. There is also a Park and Ride service at Riccarton and there are bus services into Edinburgh and out to Balerno. The nearest bus stop is only a few minutes walk. Currie is also well placed for access onto the City Bypass, M8 and M9 motorways and Edinburgh Airport.

The area provides great access to the outdoors. The Water of Leith walkway is five minutes walk from the house. There is also easy access to the Pentland Hills Regional Park and its many walking and biking routes. There are also a number of golf courses nearby including Baberton Golf Club and Dalmahoy Golf and Country Club.



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