

# 7 Corslet Road

CURRIE, EDINBURGH, EH14 5LZ



*Beautifully Presented Three Bedroom House In  
Edinburgh's Popular Area of Currie*



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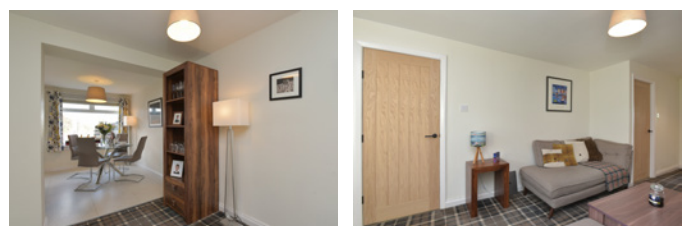
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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached family home, benefitting from modernisation by the current owners.

# THE LIVING ROOM

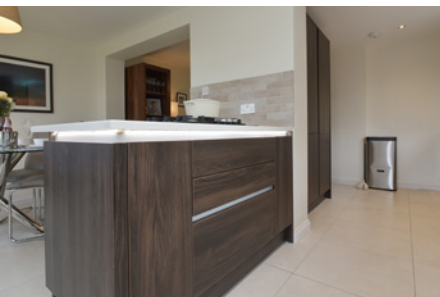


Inside, the property comprises of:

- Spacious living area which is flooded with natural light from both sides of the building. There is a feature log-burning stove stealing the attention in the room and making for a cosy and welcoming space.
- Fully equipped open-plan kitchen dining area which has been upgraded and opened up to create a free-flowing modern space for entertaining and family life. The kitchen has been finished to a high standard with a hob, ovens, and integrated and free-standing appliances.



# THE KITCHEN



# THE SHOWER ROOM



- There is one shower room in the property, located on the ground floor and along with the general theme of this home, it too has been modernised and finished to a high standard.
- The house benefits from three double bedrooms having been extended by the previous owner of the property. This provides three generous bedrooms offering multiple possibilities for furniture arrangements.





# BEDROOM 1



# BEDROOM 2





# BEDROOM 3





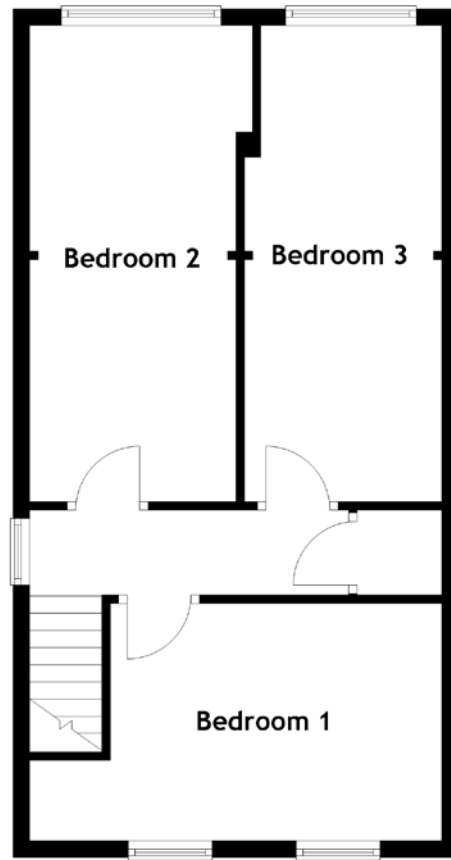
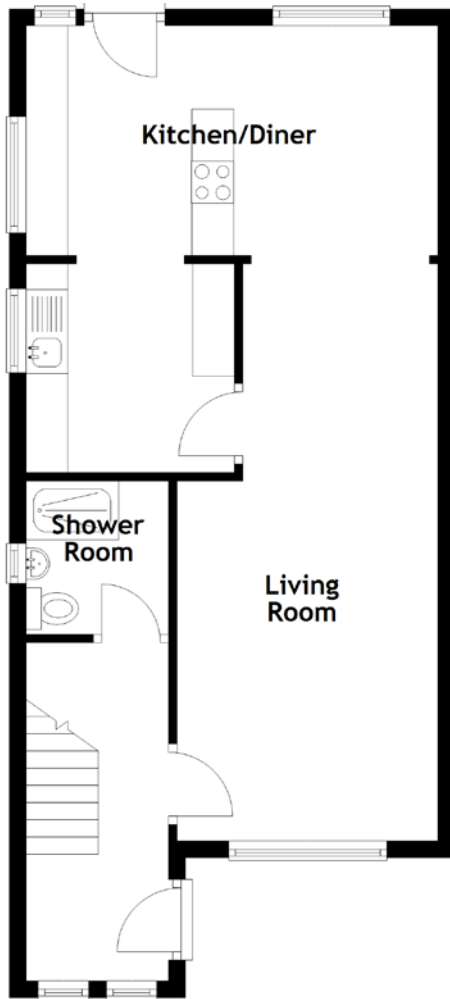
In addition, the property includes off-street parking in the form of a single driveway, there is a garage which is excellent additional storage. The property is fully double-glazed and benefits from gas central heating making for a warm and cost-effective home, year-round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

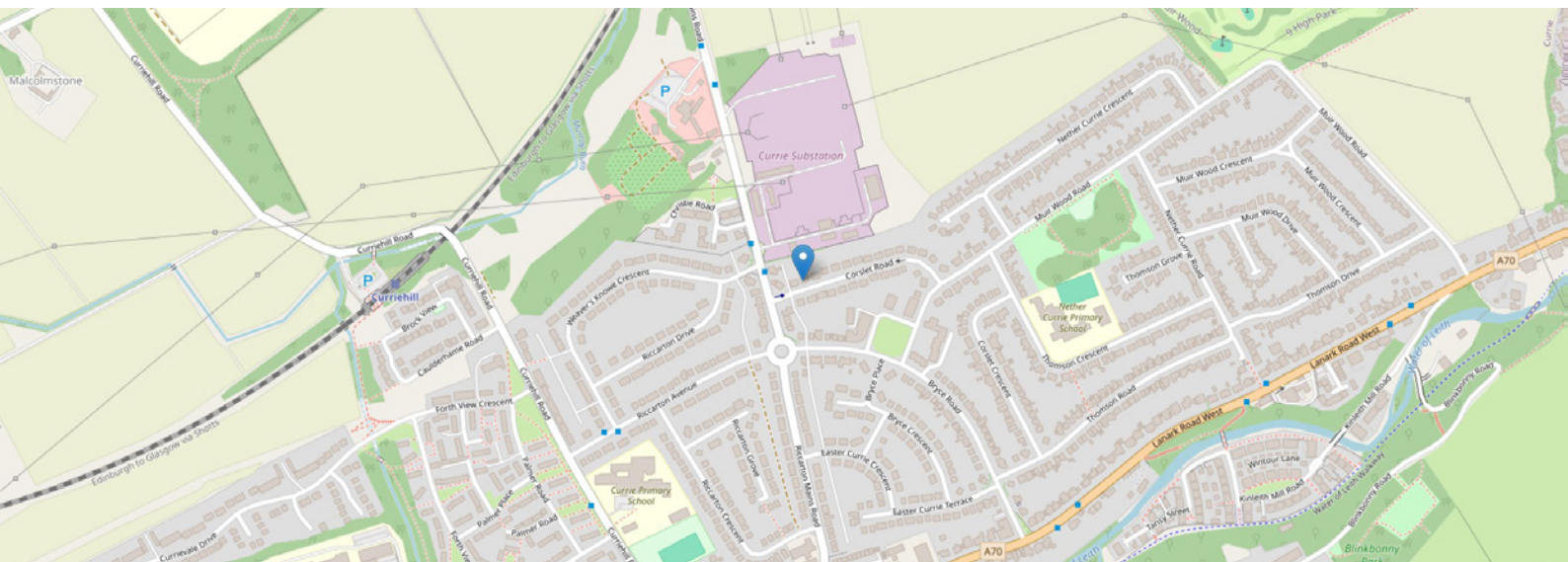


Approximate Dimensions  
(Taken from the widest point)

Living Room 6.88m (22'7") x 3.11m (10'2")  
 Kitchen/Diner 5.34m (17'6") x 4.91m (16'1")  
 Shower Room 1.83m (6') x 1.70m (5'7")

Bedroom 1 4.91m (16'1") x 2.83m (9'3")  
 Bedroom 2 5.70m (18'8") x 2.46m (8'1")  
 Bedroom 3 5.70m (18'8") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only 7-8 miles from Edinburgh city centre. It has a strong community spirit and a very good selection of local amenities including a Post Office, chemist, bars, butcher, newsagent and a bank, with more available in nearby Balerno, Juniper Green or at the South Gyle.







It has excellent schools and is in the current catchment area for Nether Currie Primary and Currie High Schools and Heriot-Watt University is only a few minute's drive away.

There are excellent transport links with Currie Railway Station providing regular services into Edinburgh, there is a Park and Ride 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 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 offer great scope to those who enjoy the outdoor life.



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