

# 5 Currievale Park

CURRIE, EH14 5TJ



*Beautifully Presented Four Bedroom House In  
The Currie Area West of Edinburgh.*



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McEwan Fraser Legal is delighted to present this four-bedroom semi-detached home in Currie. The property is in move-in condition having been fully upgraded by the current owners. The quality of finish in this home will not disappoint.

# THE LOUNGE





# THE DINING AREA



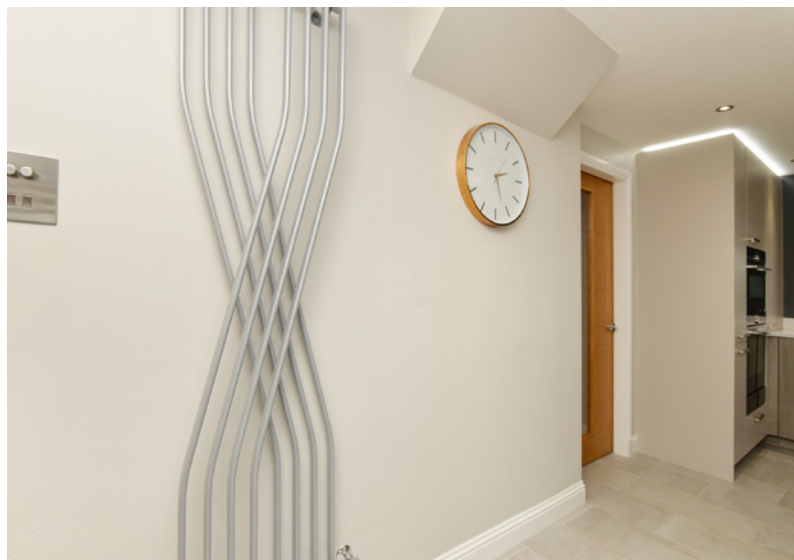
# THE KITCHEN



Inside, the property comprises of:

- Fully equipped kitchen which is in excellent condition with natural light flooding into this space with windows on all sides. The kitchen is fitted with a high grade of integrated appliances from fridge freezer to the induction hob, double oven double wine coolers and to complete the space you have a booth as well as breakfasting bar.
- In addition to the large kitchen/dining area there is a fully equipped utility area which has an American style fridge freezer and washing machine that may be available by separate negotiation.
- Spacious living area with space for a dining area. This room benefits from windows at the front and rear of the building. Featuring a gas fireplace and also space for a more formal dining setting.



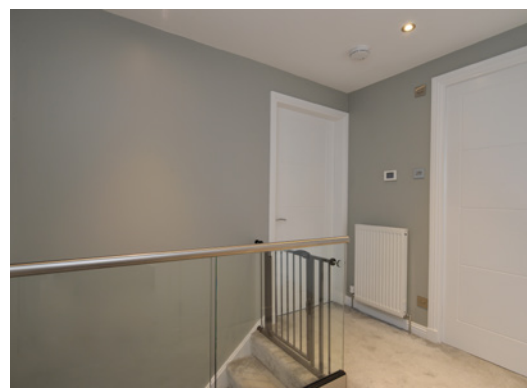
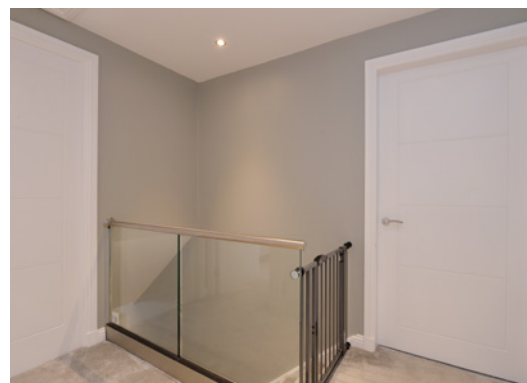




# THE UTILITY & WC



# THE HALLWAY





# THE MASTER BEDROOM



- The house has four bedrooms three of the bedrooms are spacious double bedrooms and the fourth is currently used as a home office. The master bedroom has an en suite and large built-in wardrobes.





# BEDROOM 2





# BEDROOM 3 & 4





# THE BATHROOM



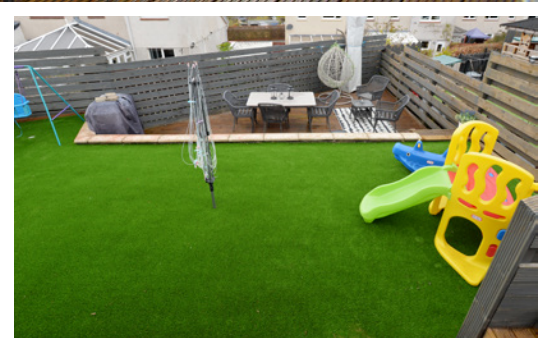
- The facilities in the property are situated on both the ground and first floor. With WC on the ground floor and master bedroom en suite shower and main family bathroom on the first floor. Both have been finished to a high standard.





# THE GARDEN

In addition to this, the property includes a single garage, double driveway, private front and back gardens. The home also benefits from being fully double glazed and from a modern gas combination boiler to ensure a warm and cost effective home all year round.



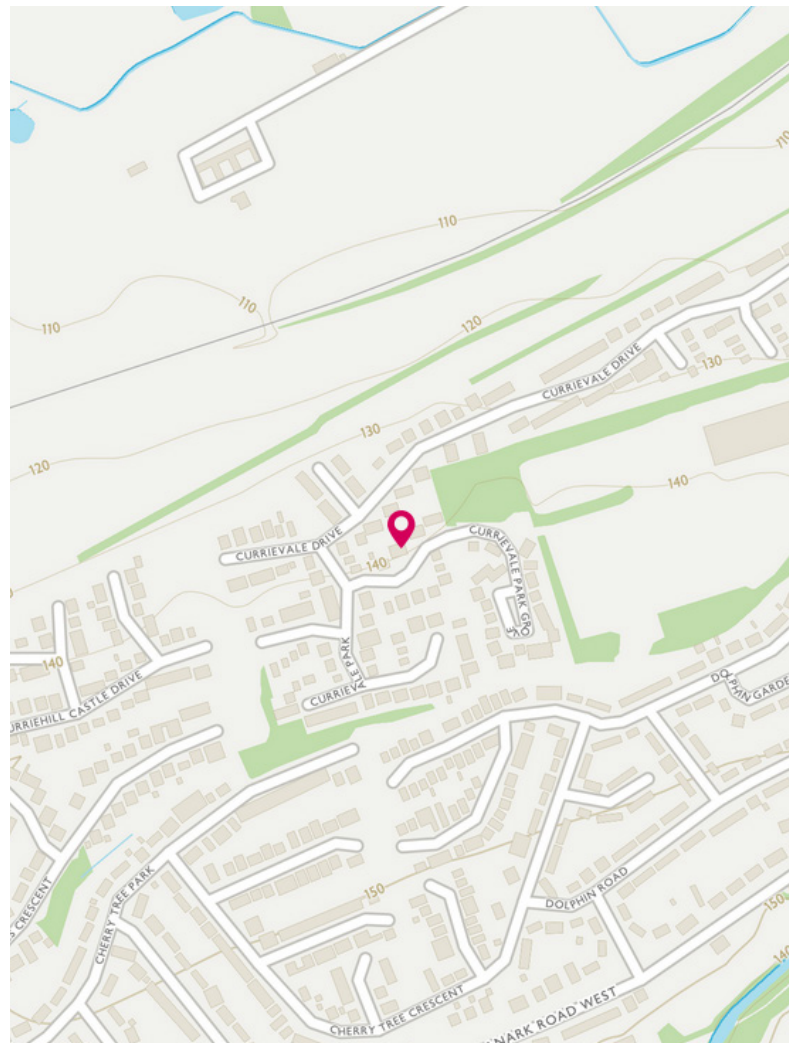
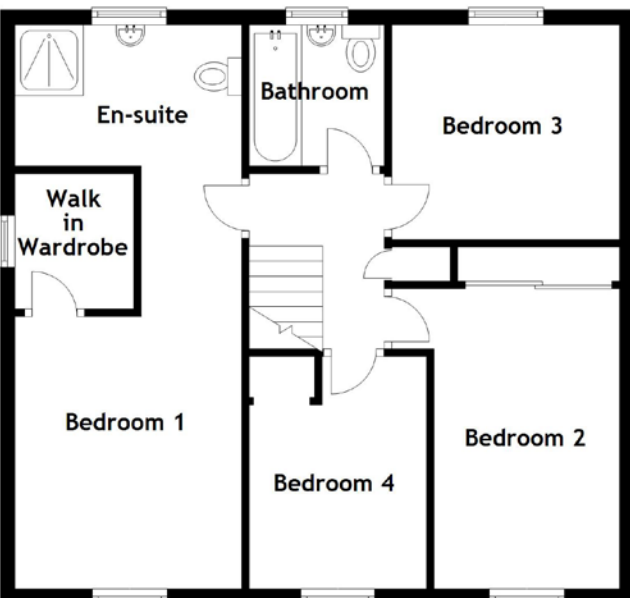


This floor plan shows a property with the following layout:

- Garage:** Located at the bottom left of the plan.
- Utility:** Situated above the garage, containing a washing machine and a dryer.
- WC:** A small bathroom located between the utility room and the kitchen.
- Kitchen:** Located at the top left, featuring a sink, a four-burner stove, and a refrigerator.
- Dining Area:** Adjacent to the kitchen, containing a dining table and chairs.
- Lounge:** A large open-plan area at the bottom right, featuring a fireplace, a television, and a large rug.
- Stairs:** A central staircase with an arrow pointing upwards, indicating access to the upper floor.

Lounge	4.04m (13'3") x 4.01m (13'2")
Dining Area	3.51m (11'6") x 2.58m (8'6")
Kitchen	8.37m (27'6") x 5.36m (17'7")
Utility	2.60m (8'6") x 2.47m (8'1")
WC	1.53m (5') x 0.96m (3'2")
Bedroom 1	5.52m (18'1") x 3.01m (9'11")
En-suite	2.62m (8'7") x 1.91m (6'3")
Walk in Wardrobe	1.80m (5'11") x 1.58m (5'2")
Bedroom 2	3.99m (13'1") x 2.98m (9'9")
Bedroom 3	3.03m (9'11") x 2.86m (9'4")
Bedroom 4	3.09m (10'2") x 2.36m (7'9")
Garage	2.64m (8'8") x 2.57m (8'5")
Bathroom	1.90m (6'3") x 1.88m (6'2")

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.



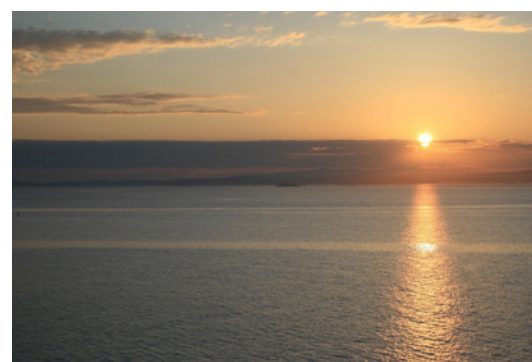




The house is in the current catchment area for Nether Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes drive away at Riccarton.

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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