

173 Curriehill Castle Dr

BALERNO, EDINBURGH, EH14 5TD



*Charming two-bedroom semi-detached home
with stunning green views nestled in Currie*



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Spacious two-bedroom semi-detached house, perfectly situated in a peaceful and picturesque neighbourhood. Designed for comfort and convenience, this charming property offers a versatile layout with a separate living room and kitchen, ideal for both relaxing and entertaining. A blank canvas, ready to put your own stamp on it.

THE LIVING ROOM



Step inside to discover a bright and airy living room, illuminated by a large window that floods the space with natural light, creating a warm and inviting atmosphere.

THE KITCHEN



The generous kitchen provides ample space for dining and culinary creations, making it the heart of the home. Additionally, providing access to the rear garden.





There are two spacious bedrooms with large windows that flood the rooms with natural light, creating a warm and inviting atmosphere, and the bathroom is complemented by modern finishes throughout. Additional features include a spacious, floored attic for extra storage, ensuring your belongings are neatly organised and easily accessible.

THE BATHROOM



BEDROOM 1



BEDROOM 2



THE ATTIC



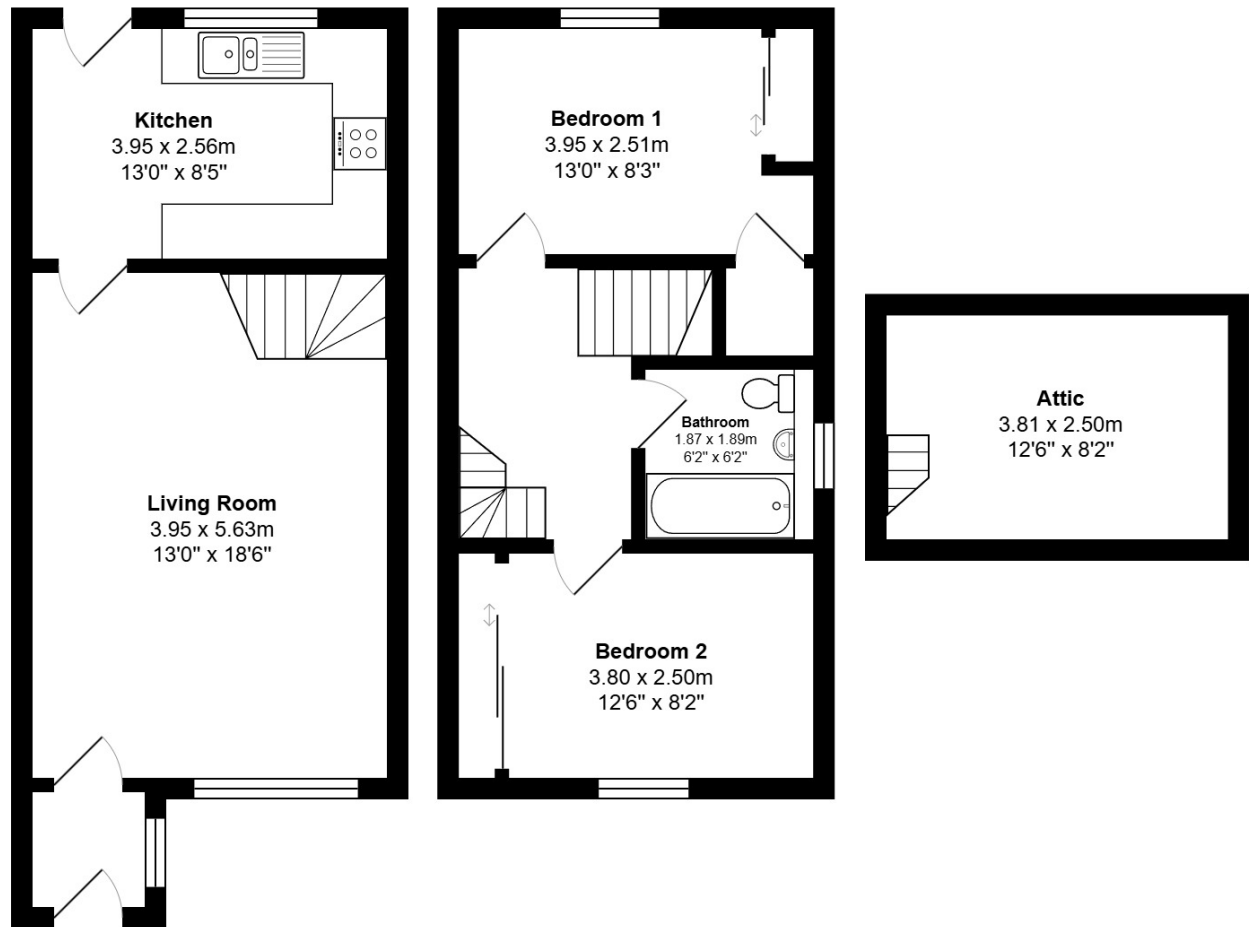
Enjoy the outdoors with the benefit of a driveway, front and back gardens, both beautifully maintained and offering fantastic views of stunning green landscapes, perfect for outdoor gatherings, gardening, or simply unwinding in nature's tranquillity. Whether you're looking for a family home or a peaceful retreat, this property combines practical living with breathtaking scenery.

Don't miss your opportunity to make this exceptional house your new home.

EXTERNALS

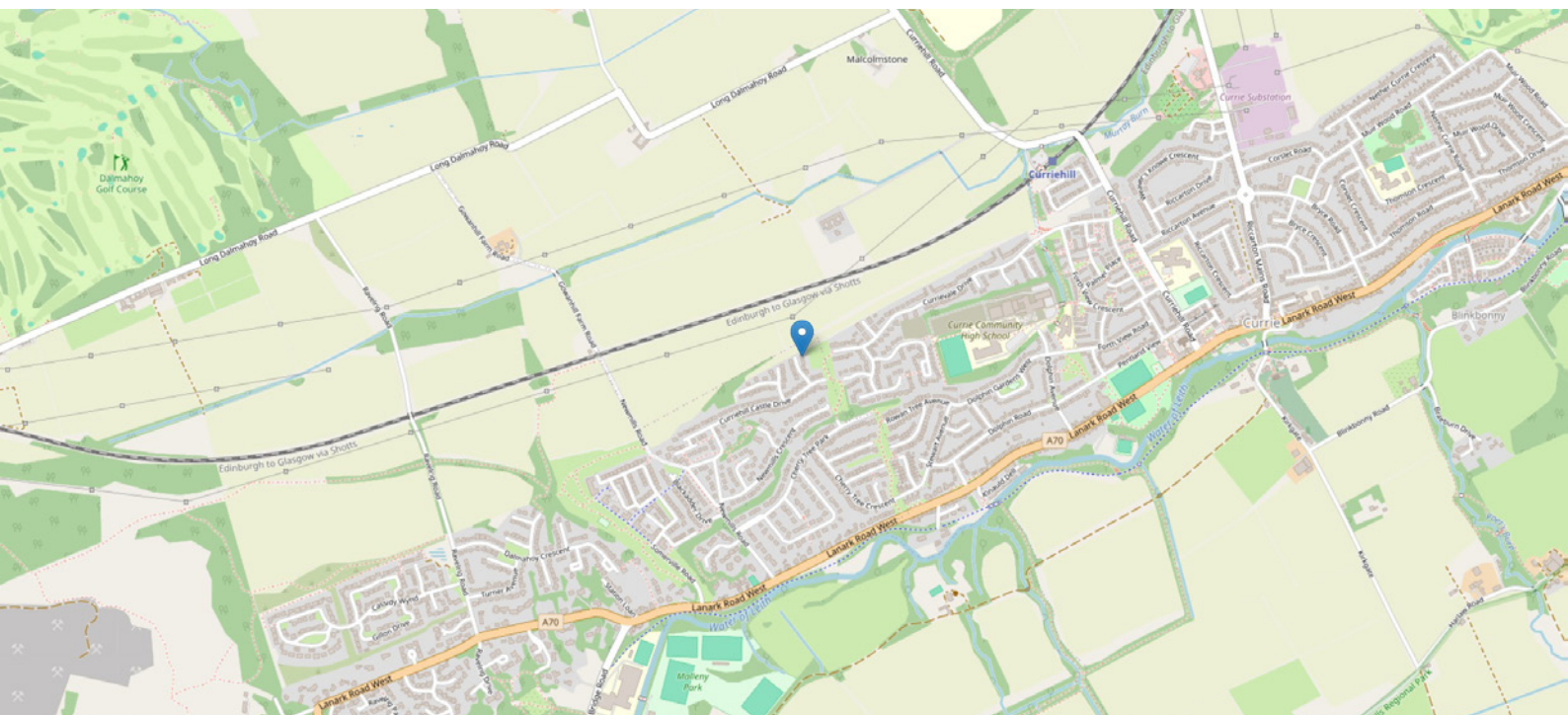


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: D



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 Currie Primary and Currie High Schools, and Heriot-Watt University is only a few minutes' 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, offering great scope to those who enjoy outdoor life.



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