

# 10 Stewart Gardens

CURRIE, EDINBURGH, EH14 5RZ



*CONTEMPORARY, LIGHT-FILLED LIVING WITH PRIVATE GARDEN SPACE IN A POPULAR CURRIE SETTING*



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McEwan Fraser Legal is delighted to present this beautifully presented three-bedroom mid-terraced house on Stewart Gardens in Currie. The property is in excellent internal order and benefits from neutral décor throughout, creating a bright and welcoming home that is ready to move straight into.

The ground floor accommodation is centred around a bright dual-aspect through lounge that offers generous space for both comfortable seating and a dining table, making it ideal for relaxing or entertaining. French doors at the rear open directly onto a brand new deck, seamlessly extending the living space outdoors and providing the perfect setting for outdoor dining and socialising.

## The Property





The kitchen is a beautiful contemporary space with modern fittings and ample storage and worktop space. There is also room for a breakfast table, making it a practical and sociable area for everyday family life.





Upstairs, the property offers two bright and well-proportioned double bedrooms along with a third generous single bedroom that would also work well as a home office or nursery. The accommodation is completed by a stylish contemporary bathroom which is fully tiled and fitted with a three-piece white suite and a mains shower over the bath.





**Bedroom 2**

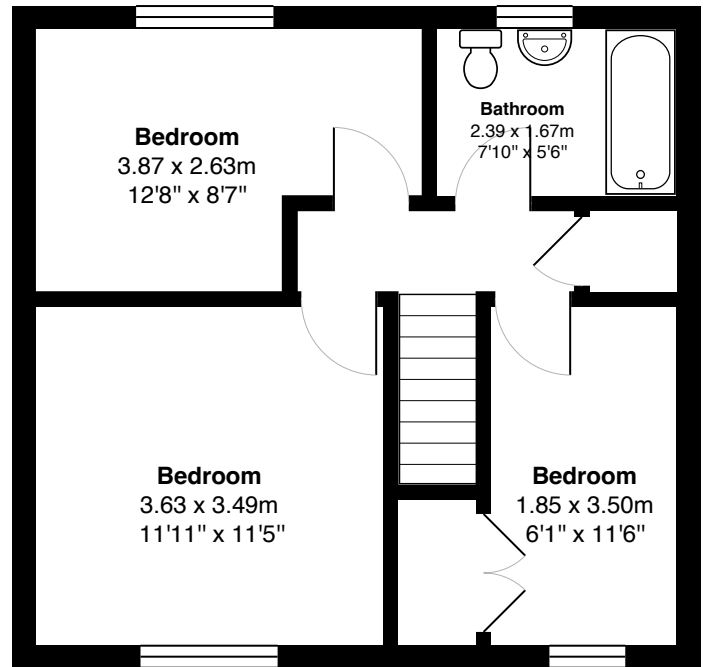
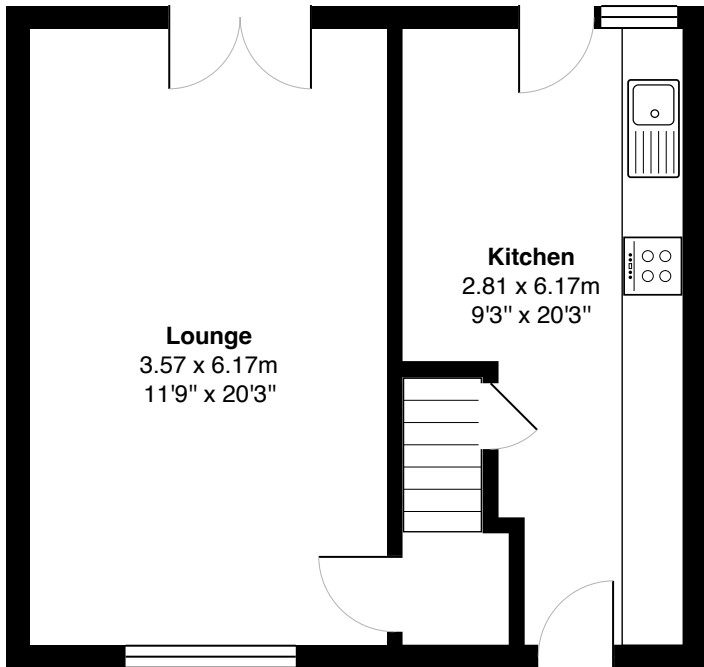




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

EPC Rating: C

Externally, the front garden is laid to lawn and the property benefits from a driveway providing convenient off-street parking. The rear garden offers a large decked area that is ideal for entertaining, with the remainder mainly laid to lawn, creating a pleasant outdoor space to enjoy throughout the year.





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Situated in the highly desirable suburb of Currie, Stewart Gardens offers a unique combination of tranquillity, convenience, and community spirit. This leafy residential area is renowned for its attractive, well-maintained homes and peaceful streets, providing a welcoming environment for families, professionals, and retirees alike.

Currie itself boasts a strong sense of community and a wealth of local amenities. Residents enjoy easy access to a variety of shops, cafés, and restaurants, as well as essential services such as banks, post offices, and healthcare facilities. For those with an active lifestyle, there are numerous recreational opportunities nearby, including local parks, sports pitches, and scenic walking and cycling routes along the Water of Leith and surrounding countryside.

Families are well catered for, with several highly regarded primary and secondary schools in the area. There is also access to local nurseries and after-school activities, making Stewart Gardens particularly appealing to those with young children.

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Transport links are excellent. Regular bus services run directly to Edinburgh city centre, offering a swift and stress-free commute. For those travelling by car, the nearby A70 and Edinburgh City Bypass provide quick access to surrounding towns, the airport, and major road networks.

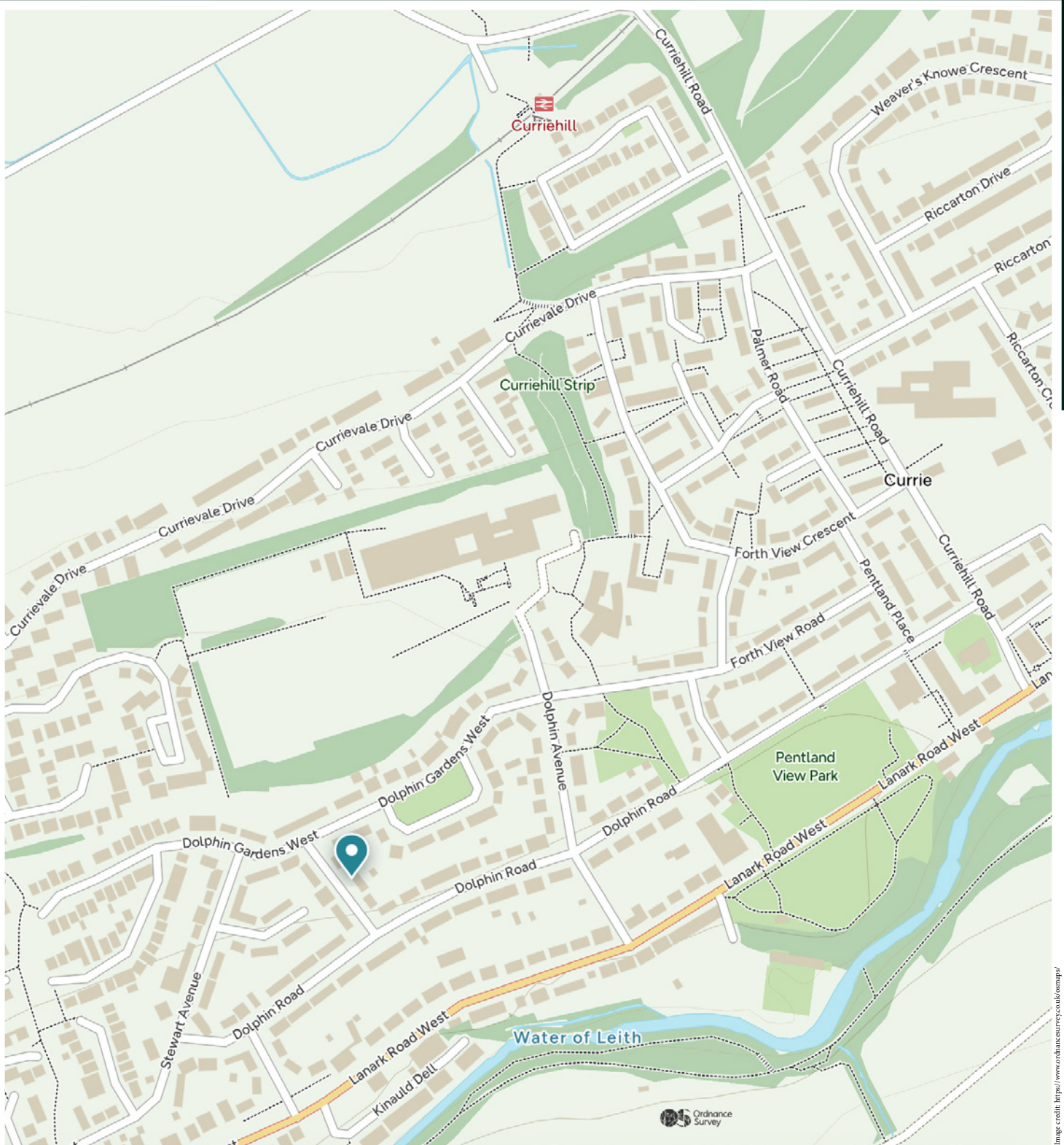
Beyond its convenience, Stewart Gardens benefits from being close to some of Edinburgh's most beautiful natural spaces. The Pentland Hills Regional Park is just a short drive away, offering miles of walking, cycling, and outdoor adventure.

Meanwhile, Currie's riverside paths and green spaces provide the perfect setting for leisurely strolls, dog walking, or simply enjoying the fresh air.

Combining a peaceful residential environment with excellent local amenities, outstanding schools, and strong transport connections, Stewart Gardens represents a truly desirable location for anyone looking to enjoy the best of suburban living while remaining close to the heart of Edinburgh.

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## The Location



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