




McEwan Fraser Legal

Solicitors & Estate Agents

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145 Lanark Road West

CURRIE, EDINBURGH, EH14 5NZ

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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 Post Office, chemist, bars, butcher, newsagent, with more available in nearby Balerno, Juniper Green or at the South Gyle.

It has excellent schooling and is in the current catchment area for Currie Primary and Currie High School. Heriot Watt University is also only a few minutes' drive away.

The area features excellent transport links with Currie Railway Station

providing regular services into Edinburgh. There is also a Park and Ride service 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 also a number of golf courses nearby including Baberton Golf Club and Mallyen Gardens. The Pentland Hills, Hillend Snowsports Centre and pleasant walks along the Water of Leith all offer great scope to those who enjoy the outdoor life.



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An excellent opportunity has arisen to acquire this rarely available two bedroom mid-terraced house, making for an ideal family home while being well located within the popular Currie area of Edinburgh, viewing of this property is highly recommended. Internally this accommodation is in good decorative order, while briefly consisting of:

Ground Floor: entrance hallway with an over-head meter cupboard, a bright

and spacious lounge with an Edinburgh press cupboard, a fully fitted, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and an under-stair larder and a dual aspect, fully double glazed sun room with access to the rear garden through sliding patio doors. **First Floor:** two spacious double bedrooms, one of which has a built-in storage cupboard and a three-piece, partially tiled family bathroom with an overhead shower and extractor fan. **Attic:** accessed via the

landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing and private garden grounds to the front and rear of the property, including a communal drying green in the south facing rear garden, which also extends all the way down to the Water of Leith. There is private off-street parking to the rear of the property, as well as more than adequate unrestricted on-street

parking to accommodate for residents and visitors alike.

Finally, similar to how neighbouring properties have been extended, there is scope to convert the attic to produce another room or two. Relevant consent should be sought in relation to these works.





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Approximate Dimensions (Taken from the widest point)

Lounge	4.53m (14'10") x 3.06m (10')
Kitchen	3.63m (11'11") x 3.38m (11'1")
Sun Room	2.47m (8'1") x 2.27m (7'5")
Bedroom 1	4.46m (14'8") x 3.11m (10'2")
Bedroom 2	3.77m (12'4") x 2.55m (8'4")
Bathroom	2.08m (6'10") x 1.87m (6'2")

Gross internal floor area (m²): 72m² | EPC Rating: D

Extras (Included in the sale): Garden shed, blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

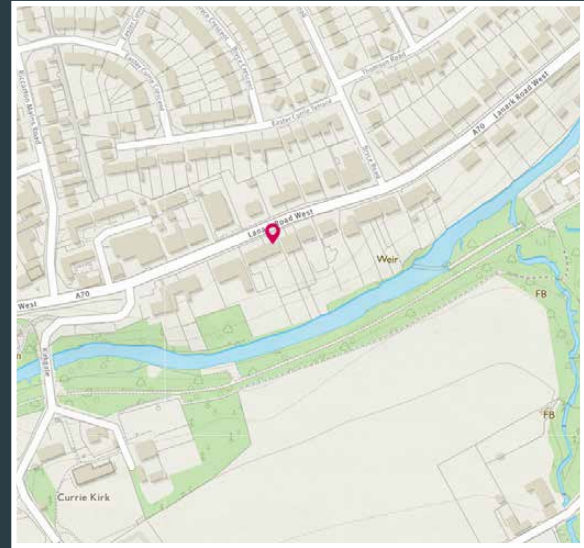
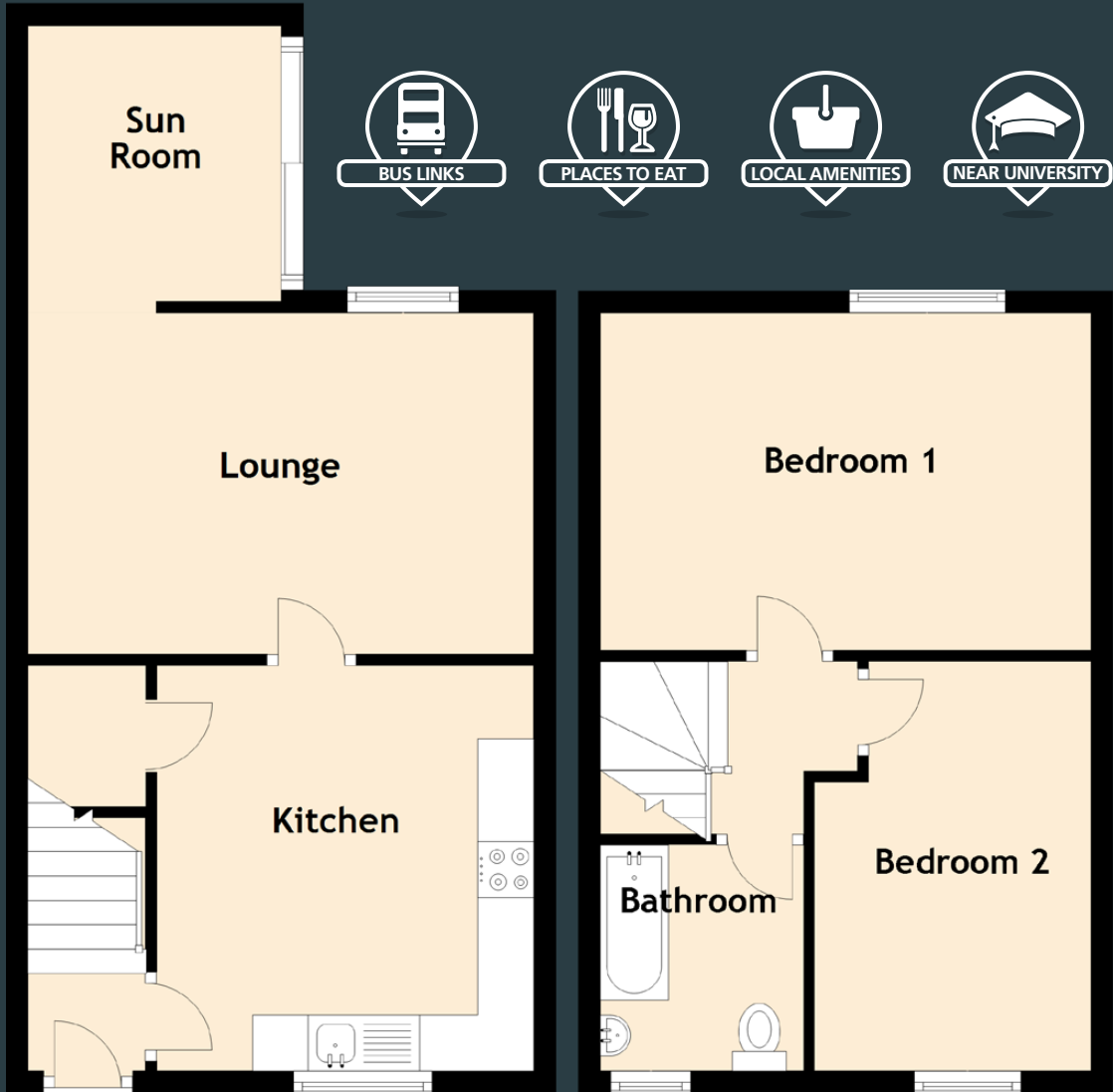


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