

# 16 Corslet Road

CURRIE, EDINBURGH, EH14 5LY



*A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME IN THE POPULAR VILLAGE OF CURRIE*



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McEwan Fraser is delighted to bring to the market this superb three-bedroom semi-detached home, presented in excellent condition throughout. Offering generous proportions and stylish contemporary décor, the property further benefits from gas central heating, double glazing, a private driveway, and a detached garage. This is an ideal starter home for a growing family, and early internal viewing is highly recommended.

At the heart of the home is a bright and spacious through lounge, flooded with natural light and finished with attractive laminate flooring. The room offers exceptional flexibility, comfortably accommodating a range of furniture layouts to suit both everyday living and entertaining.

## The Property









Adjacent to the lounge, the kitchen has a sleek, contemporary feel, featuring ample preparation and storage space, integrated appliances, and characterful real wooden work surfaces.







The ground floor also includes a welcoming entrance hallway and a well-appointed bathroom. The bathroom enjoys natural light and is fitted with a striking modern suite, complete with a mains shower over the bath.





On the first floor, the landing provides access to all three bedrooms and a large loft space, ideal for additional storage. The principal bedroom is a generous double, offering excellent storage, space for a full range of bedroom furniture, and a charming vintage-inspired décor. The second bedroom is another well-proportioned double, while the third is a spacious single room, ideal as a child's bedroom, home office, or guest room.







**Bedroom 2**



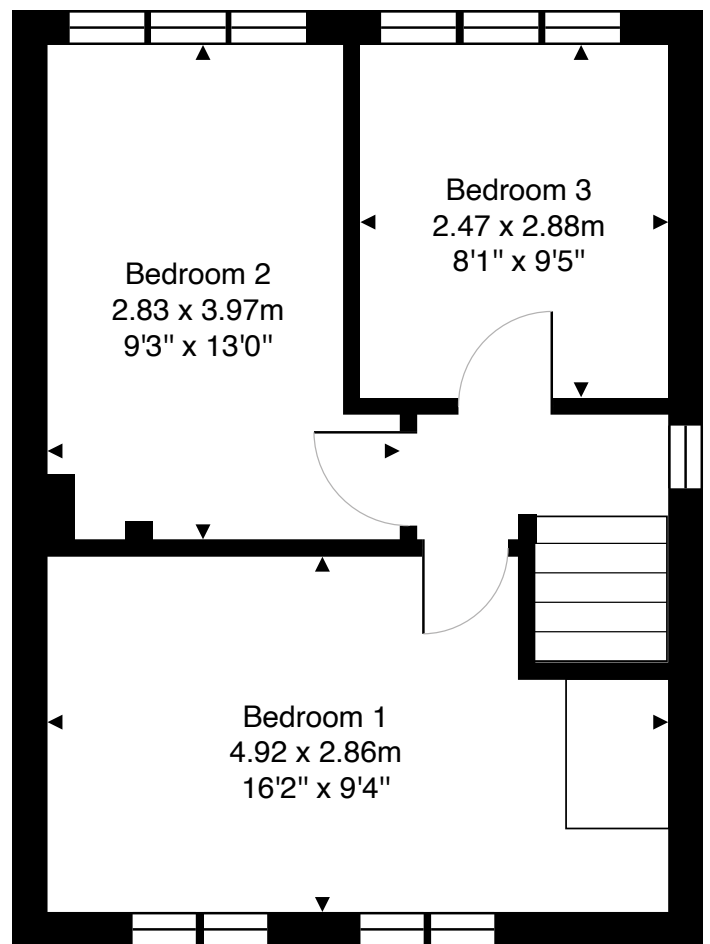
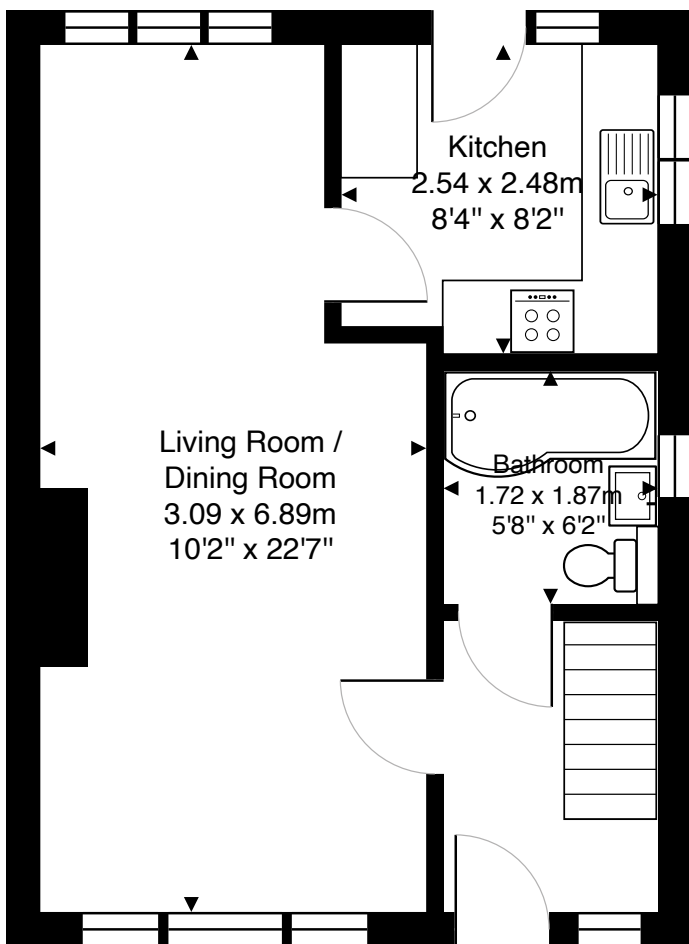
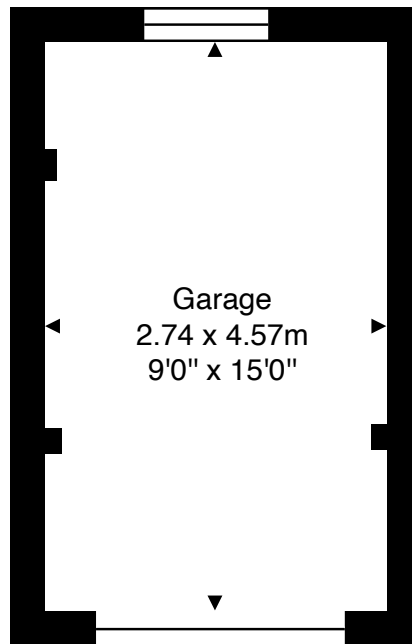




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C



Externally, the property enjoys an attractive frontage with a mature lawn and a driveway in keeping with neighbouring homes. The driveway runs along the side of the house to a detached garage. To the rear, the particularly generous garden is a real highlight, combining a mature lawn with dedicated patio area, perfect for outdoor dining, entertaining, or family enjoyment.







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Set in the popular village of Currie, this property offers a peaceful suburban setting just south-west of Edinburgh. The area is ideal for families, boasting a strong community and excellent local amenities. Transport links are outstanding. Regular buses and Curriehill Railway Station provide direct access to Edinburgh. Nearby road connections to the City Bypass, M8, and M9 simplify commuting across the Central Belt.

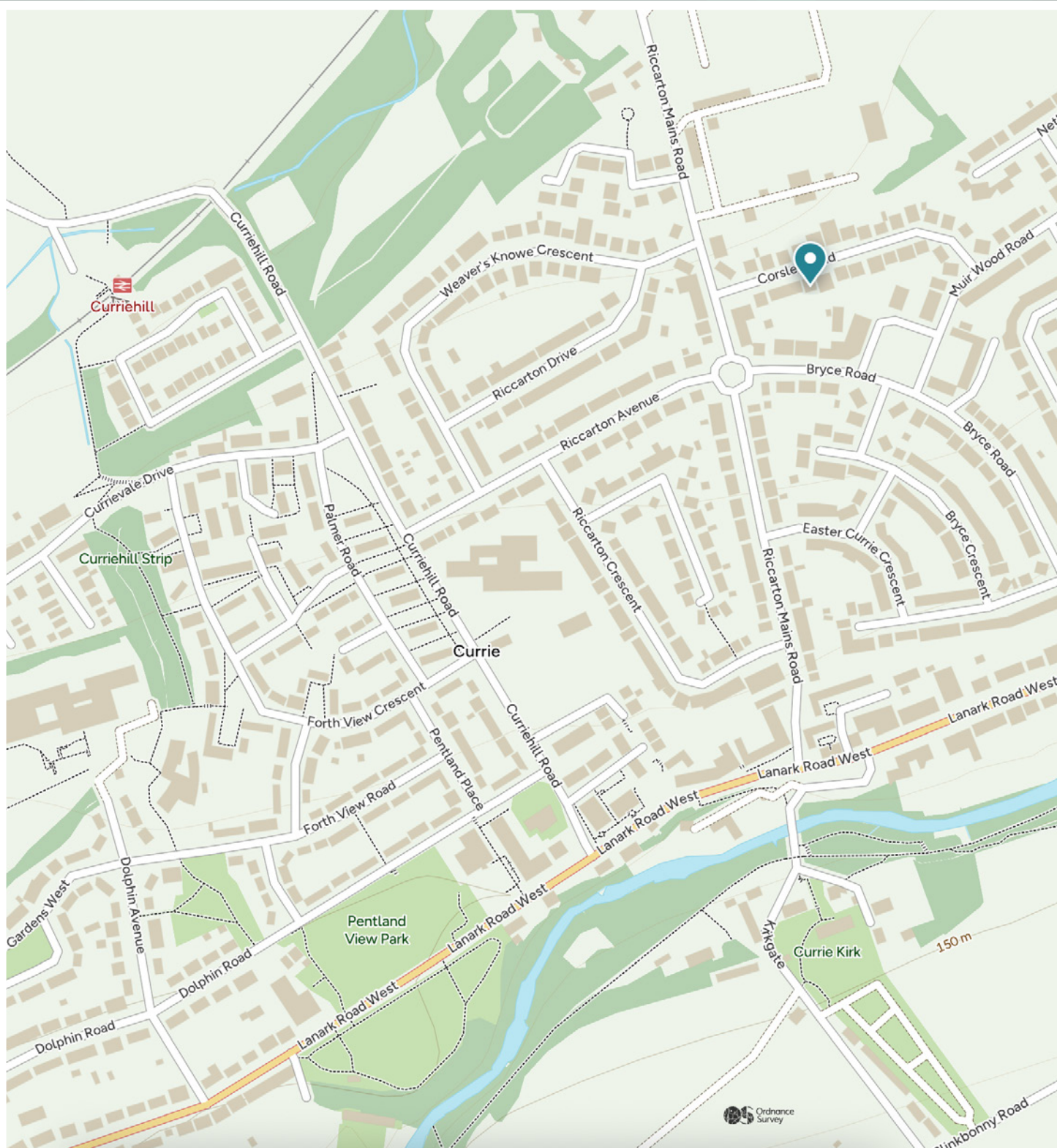
Recreation is abundant with immediate access to scenic countryside. The Water of Leith walkway, Pentland Hills, and local parks offer walking, cycling, and family outings. Sports clubs and golf courses are easily accessible. Currie is renowned for excellent schooling, featuring well-regarded primary schools and Currie Community High School, with nearby nursery options. Proximity to Heriot-Watt University adds to the vibrant atmosphere.

This location perfectly balances city accessibility, an outdoor lifestyle, and quality education, making it a superb choice for a family home.

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## The Location





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