



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**38 ROWANTREE AVENUE**

Currie, Edinburgh, EH14 5AU



Set on a no through road, this detached bungalow has a peaceful setting in the charming village of Currie, offering proximity to the countryside, the Pentland Hills, and Edinburgh city centre – which can be reached in 30 minutes by car. It is well positioned for easy access to the local schools, amenities, and nearby bus and rail links too. Plus, the three-bedroom home also features generous private parking and it is flanked by private gardens. Whilst the property presents buyers with a full refurbishment opportunity, it gives owners the chance to add significant value to the home whilst setting the standards to your own preferences.

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services included in the price, as these items are to be left in a sold as seen condition. Please note: some images have been virtually renovated for illustration purposes to showcase how the home could look.

## FEATURES

- Detached bungalow in Currie village
- Quiet setting in a convenient location
- Central hall to all accommodation
- Bright and spacious living/dining room
- Good-size fitted kitchen
- Three southeast-facing bedrooms
- 3pc bathroom with overhead shower
- Private front garden
- Fully-enclosed, private rear garden
- Private tandem driveway
- Detached single garage







"A THREE-BEDROOM  
DETACHED BUNGALOW SET  
ON A QUIET NO THROUGH  
ROAD IN THE POPULAR  
VILLAGE OF CURRIE"





EPC RATING:



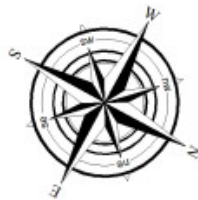
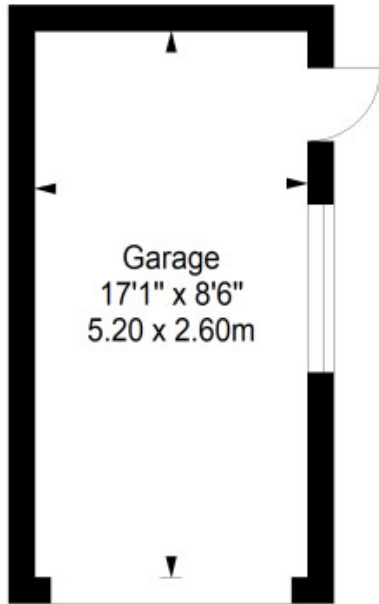
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

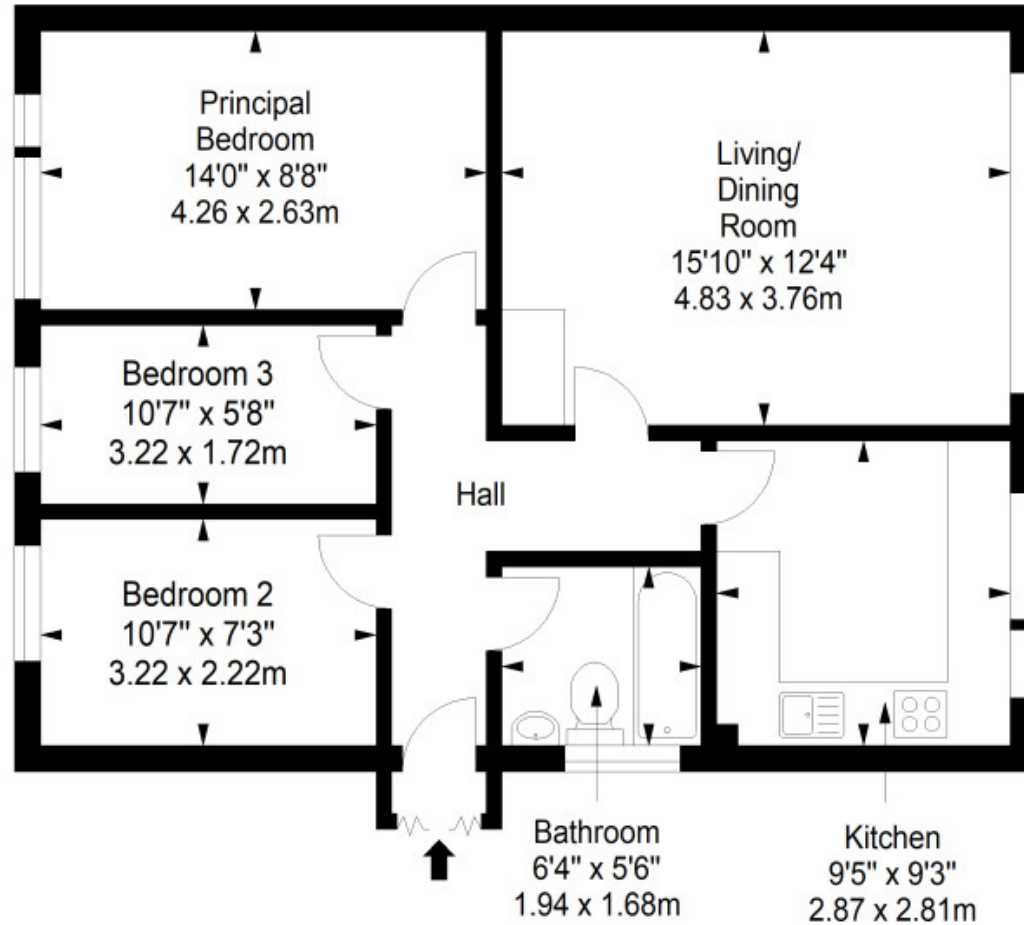
### Garage

Approx. 13.5 sq. metres (145.3 sq. feet)



### Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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