



GILSON GRAY

LAW • PROPERTY • FINANCE

24 ROWANTREE AVENUE

Currie, Edinburgh EH14 5AU



Situated in the peaceful Currie village, this two-bedroom detached bungalow enjoys neutral interiors and spacious, versatile accommodation. The residence boasts a spacious living and dining room enjoying floor-to-ceiling southeast-facing front garden views, a well-appointed kitchen with fitted units, a conservatory with rear garden access, two double bedrooms with storage, a versatile study, and a family bathroom. Outside the home, the property benefits from a private rear garden with outdoor seating space, a low-maintenance front garden leading to a paved driveway leading to a detached garage.

Extras: all fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

- Attractive detached bungalow
- Set in popular Currie village
- Outstanding location with proximity to shops and commuter links
- Neutral interiors in move-in condition
- Inviting hall with storage
- Sun-filled living/dining room
- Kitchen with front garden views
- Triple-aspect conservatory
- Two bedrooms with wardrobes
- A versatile third bedroom/ study
- Three-piece bathroom
- Decorative front garden
- Enclosed rear garden
- Private driveway and garage parking
- Gas central heating and double-glazed windows







"THIS TWO-BEDROOM
DETACHED BUNGALOW IS
AN EXCITING
MODERNISATION
OPPORTUNITY."





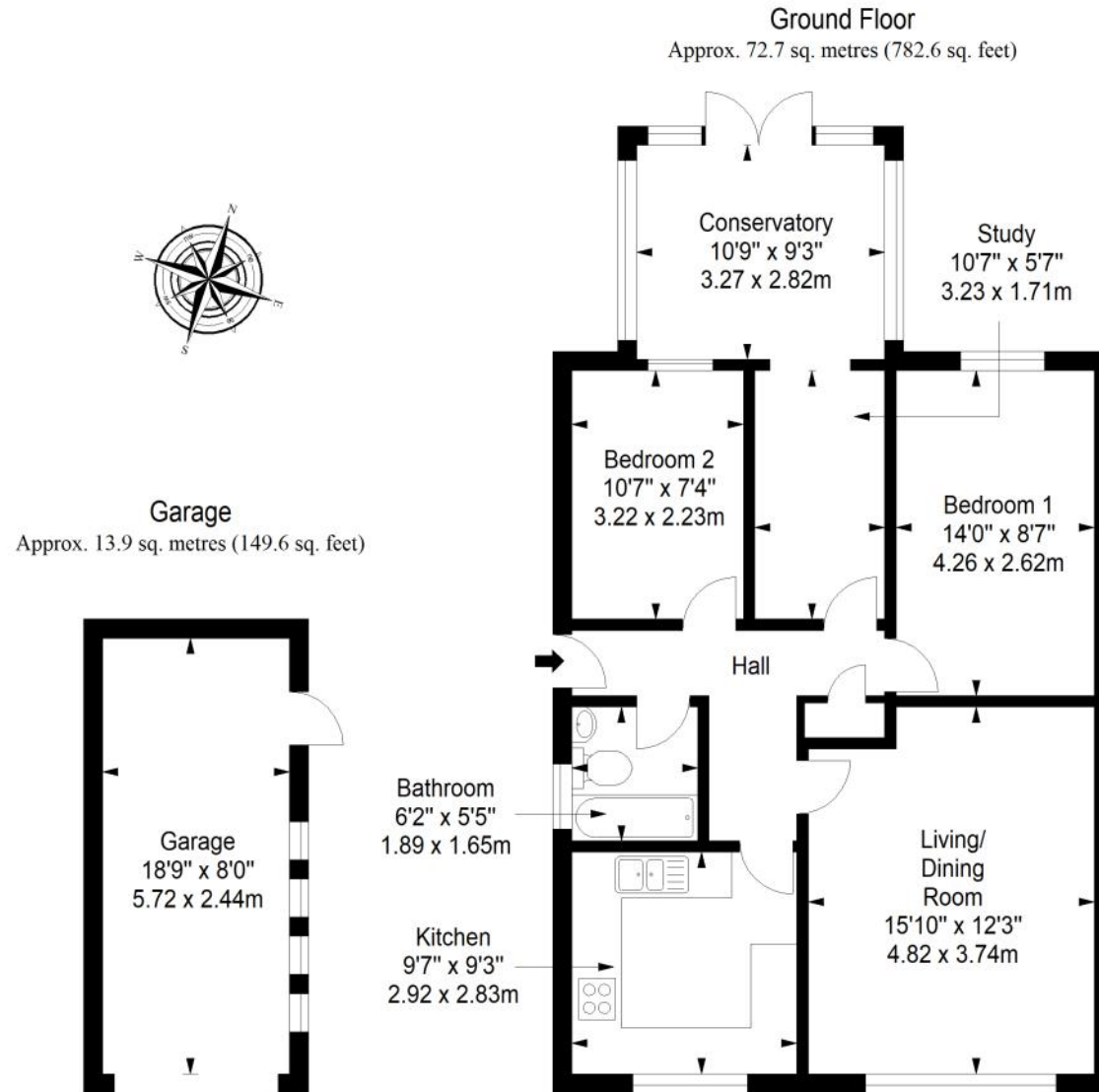
EPC RATING:

D

COUNCIL TAX BAND:

D

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 86.6 sq. metres (932.2 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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