



# 28 CURRIEVALE DRIVE

Currie, Edinburgh, EH14 5RN



1

Public Room



2

Bedrooms



1

Bathroom





## 28 CURRIEVALE DRIVE

Offering an exciting renovation opportunity for those looking to create a modern home to their own taste and requirements, this mid-terraced house is situated in an established residential area of highly desirable Currie, peacefully overlooking green space and farmland to the back. The house offers a living room, a dining kitchen, two double bedrooms, and a bathroom, and it is accompanied by mature front and rear gardens and access to a garage, as well as unrestricted on-street parking.

As well as being situated close to cherished open spaces (Jupiter Artland and the Pentland Hills Regional Park are both a short drive away), the home benefits from close proximity to local amenities, such as shops for everyday essentials, primary and secondary schooling (both catchment schools are a short walk away), and excellent transport links, with a train station less than half a mile away and easily accessible by foot.











EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Mid-terraced house in Currie
- Exciting renovation opportunity
- Entrance porch
- South-facing living room
- Spacious dining kitchen with garden access
- Two double bedrooms (one with lovely open views)
- Three-piece bathroom
- Mature front and rear gardens
- A single garage (accessed around the side lane)
- Unrestricted on-street parking











Extras: The property shall be sold as seen.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



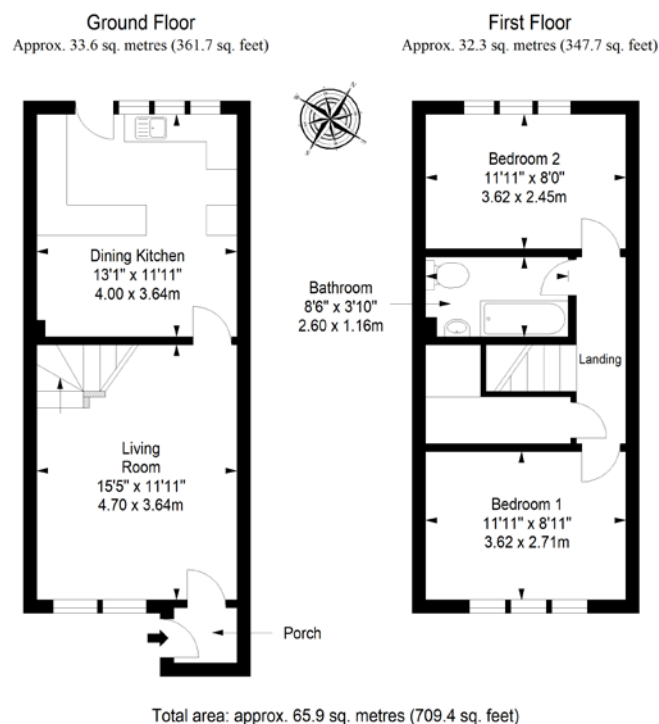




# CURRIE, EDINBURGH

Nestled between the Pentland Hills and the Water of Leith, the area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater to your daily needs with a Post Office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away and offer an extensive range of High Street names and large supermarkets.

Currie has excellent educational facilities with primary, secondary and independent options nearby. Plus, Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities, including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby, Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also has a regular night service.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.