



17 Rowantree Grove
Currie, Edinburgh, EH14 5AT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Hallway with storage and access to attic.
- Good sized living room with space for dining table and chairs.
- Fitted kitchen with appliances.
- Two double bedrooms, Master with fitted furniture.
- Fitted shower room.
- Gas central heating.
- Double glazing.
- Pleasant open outlook.
- Gardens to front & rear.
- Extensive driveway.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A delightful and rarely available detached bungalow quietly situated in a mature development in the sought after Currie district, a short journey to the southwest of Edinburgh City Centre and close to an excellent range of local amenities in Currie and Juniper Green. The property requires some modernisation but offers excellent potential to create an ideal home in a great location.

LOCATION

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are a number of local shops to cater for everyday needs, with The Gyle Shopping Centre just a short drive away. Highly regarded schooling is well represented from nursery to senior level and Heriot Watt University is on hand for the more mature student. A variety of recreational facilities are available and country walks may be enjoyed in and around the area, including the Water of Leith Walkway/Cycle Path.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1 MILE TO CURRIEHILL TRAIN STATION.
AIRPORT: APPROXIMATELY 5.8 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 500 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING FRIDGE, FREEZER, AND AUTOMATIC WASHING MACHINE. THE GARDEN SHED, STORAGE BOX AND BENCH WILL ALSO BE INCLUDED IN THE SALE PRICE.

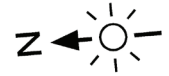




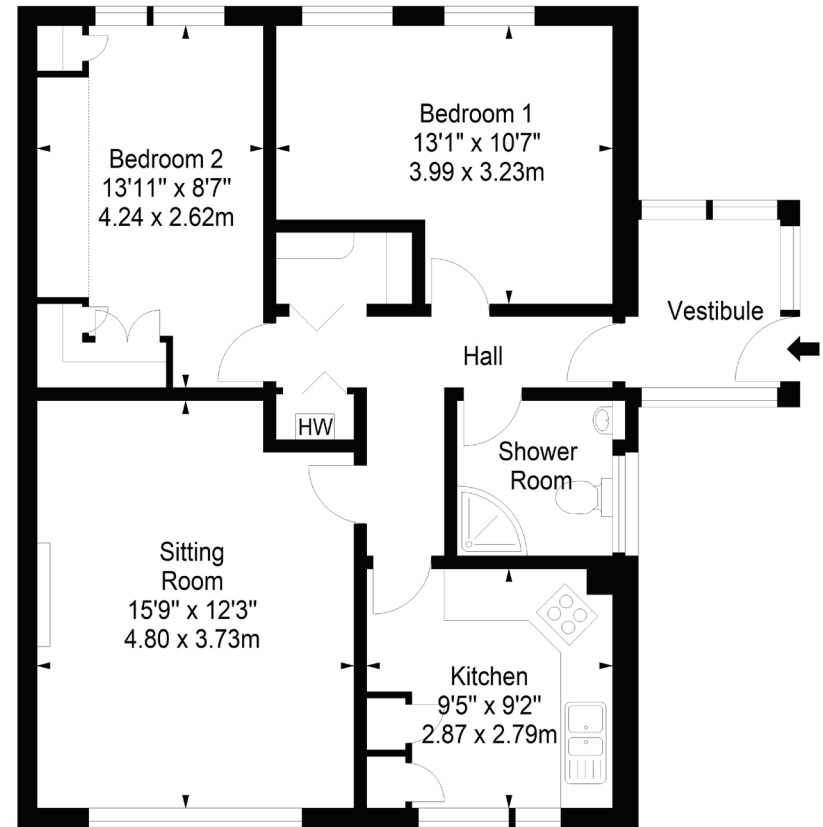
ENERGY PERFORMANCE
CERTIFICATE RATING D



Rowantree Grove,
Currie,
Midlothian, EH14 5AT



Approx. Gross Internal Area
716 Sq Ft - 66.52 Sq M
For identification only. Not to scale.
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Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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