



1 Easter Currie Court,
Currie EH14 5PY

Deans 
Solicitors & Estate Agents LLP



LOWER VILLA

- Living Room
- Kitchen/Dining Room
- Four Double Bedrooms
- Bathroom & Separate W.C.
- Private Rear Garden
- Garage & Free On-Street Parking
- Gas Central Heating
- EPC Rating – D



Rarely available, this lovely main door lower villa with single lock-up garage forms part of a unique, category B-listed Georgian detached property which has been tastefully converted while retaining character. Located within the highly desirable area of Currie, the property is close to local day to day shopping requirements with further specialised shopping available at the Gyle Shopping Centre and Chesser Retail Park. Reputable primary and secondary schooling are close by with regular public transport links via bus and rail and the motorway network all easily accessible. In move-in condition the generously proportioned accommodation comprises; welcoming entrance hallway with WC/utility, attractive dual-aspect sitting room with wood burning stove and door to the rear garden, modern kitchen open plan to the dining room, four well-proportioned double bedrooms and bathroom with separate shower cubicle. There are neatly landscaped private gardens to the front and fully enclosed to the rear with a single lock-up garage providing convenient off-street parking. Additional free on-street parking is available in the area. Further benefits include secondary double glazing, gas central heating and generous storage space. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, dishwasher and lightshades. All appliances are sold as seen with no warranty provided.





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Approx. Gross Internal Area

1581 Sq Ft - 146.87 Sq M

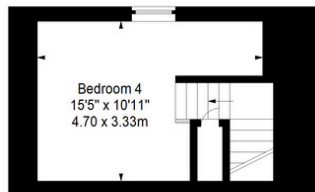
Garage

Approx. Gross Internal Area

144 Sq Ft - 13.38 Sq M

For identification only. Not to scale.

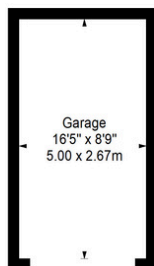
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First Floor



Ground Floor



Ground Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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