



30 Corslet Road, Edinburgh, EH14 5LY

*Well-presented three/four-bedroom semi-detached family home with south-facing garden, driveway and garage*

URQUHARTS  
EDINBURGH





## DESCRIPTION

30 Corslet Road is a well-presented three/four bedroom extended semi-detached villa with enclosed south-facing rear garden, driveway and garage. Situated in the popular residential area of Currie, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright open plan living room / dining room with feature fireplace; fitted kitchen with wall and base units, appliances, utility area and direct access to the side; study/home office, which could also be used as a separate dining room; family room with sliding patio doors to the rear garden, which is also used as a guest bedroom 4; and a shower room. On the upper level, three good-sized bedrooms, one with built in wardrobes; and a family bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Family room / Bedroom 4. Study/Home Office. Three bedrooms. Shower room. Bathroom.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the south-facing rear garden with raised lawn area and two patio areas. Driveway for several cars leading to a detached single car garage.



## LOCATION

Currie is a desirable residential suburb to the southwest of Edinburgh, approximately 5 miles from the City Centre, and is conveniently located for the Edinburgh City Bypass, major motorway networks, Forth Road Bridge and Edinburgh Airport. Regular bus services run to and from the city centre and surrounding areas. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of the highly regarded Nether Currie





Primary School and Currie Community High School, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis and bowling clubs.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896.

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F

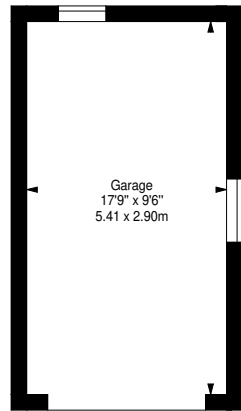
The property has an Energy Rating Category D



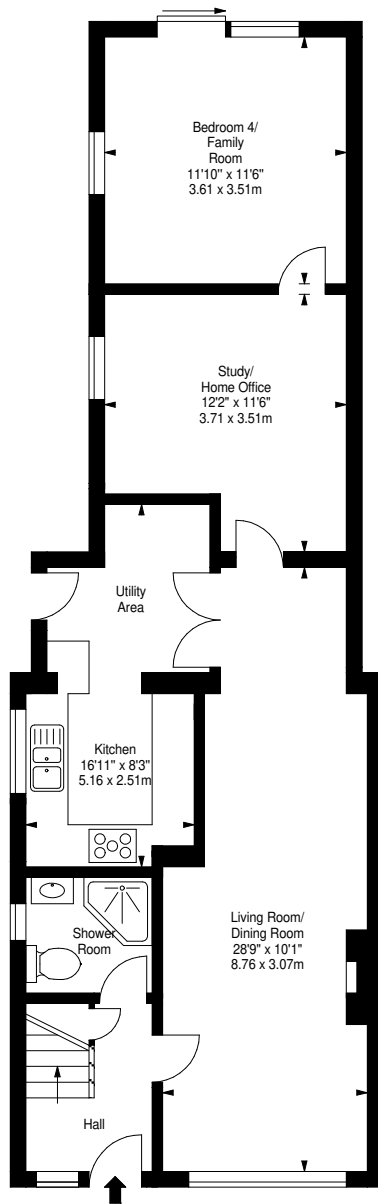
30 Corslet Road,  
Currie,  
Midlothian, EH14 5LY



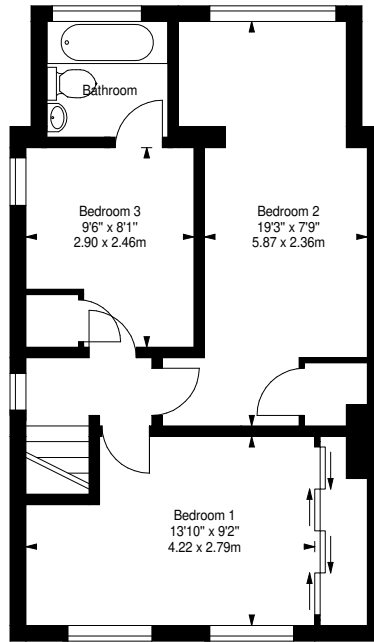
Approx. Gross Internal Area  
1198 Sq Ft - 111.29 Sq M  
Garage  
Approx. Gross Internal Area  
169 Sq Ft - 15.70 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

Bedroom 4/  
Family  
Room  
11'10" x 11'6"  
3.61 x 3.51m

Study/  
Home Office  
12'2" x 11'6"  
3.71 x 3.51m

Utility  
Area

Kitchen  
16'11" x 8'3"  
5.16 x 2.51m

Shower  
Room

Hall

Living Room/  
Dining Room  
28'9" x 10'1"  
8.76 x 3.07m

Bathroom

Bedroom 3  
9'6" x 8'1"  
2.90 x 2.46m

Bedroom 2  
19'3" x 7'9"  
5.87 x 2.36m

Bedroom 1  
13'10" x 9'2"  
4.22 x 2.79m



## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).