

10 Rowantree Grove, Currie, Edinburgh, EH14 5AT



### Description

A rare opportunity has arisen to acquire a particularly appealing three bed extended detached bungalow offering deceptively spacious accommodation which would benefit from some cosmetic upgrading. Commanding an enviable cul-de-sac setting within a mature development the property is surrounded by excellent local amenities, reputable schooling and quick transport links and would make an ideal home in a highly sought-after location. Accompanied by generous off-street parking for multiple vehicles and a single garage, and comes complete with a well tended enclosed rear garden, offering a good degree of privacy and seclusion.

- Hallway
- Extremely spacious living/dining room falling naturally into two defined areas with large south-facing window ensuring good levels of daylight
- Fitted kitchen
- Three good sized double bedrooms, two with extensive fitted wardrobes and the master featuring an en-suite facility
- Bathroom consisting of a classic white three piece suite with shower over the bath
- Attic storage space
- Electric heating and double glazing
- Intruder alarm
- Externally there is a south facing front garden laid with mature shrubs
- Low maintenance paved rear garden, perfect for a table and chairs to enjoy alfresco dining
- Long driveway for multiple vehicles leading to a garage with power, light and water supply which also features a vehicle inspection pit and tumble dryer

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



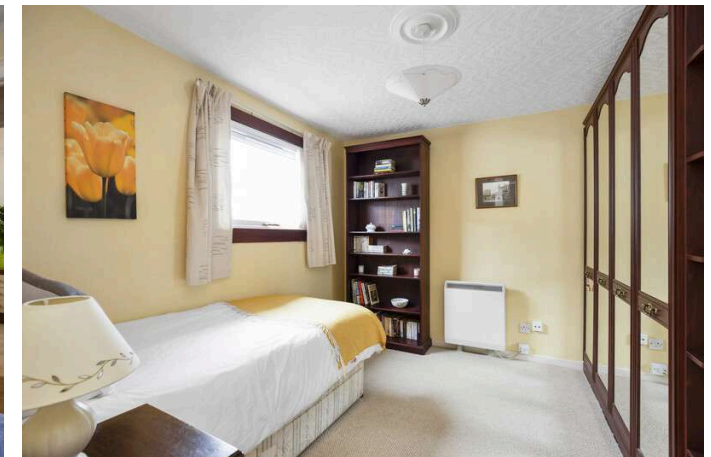
### Extras

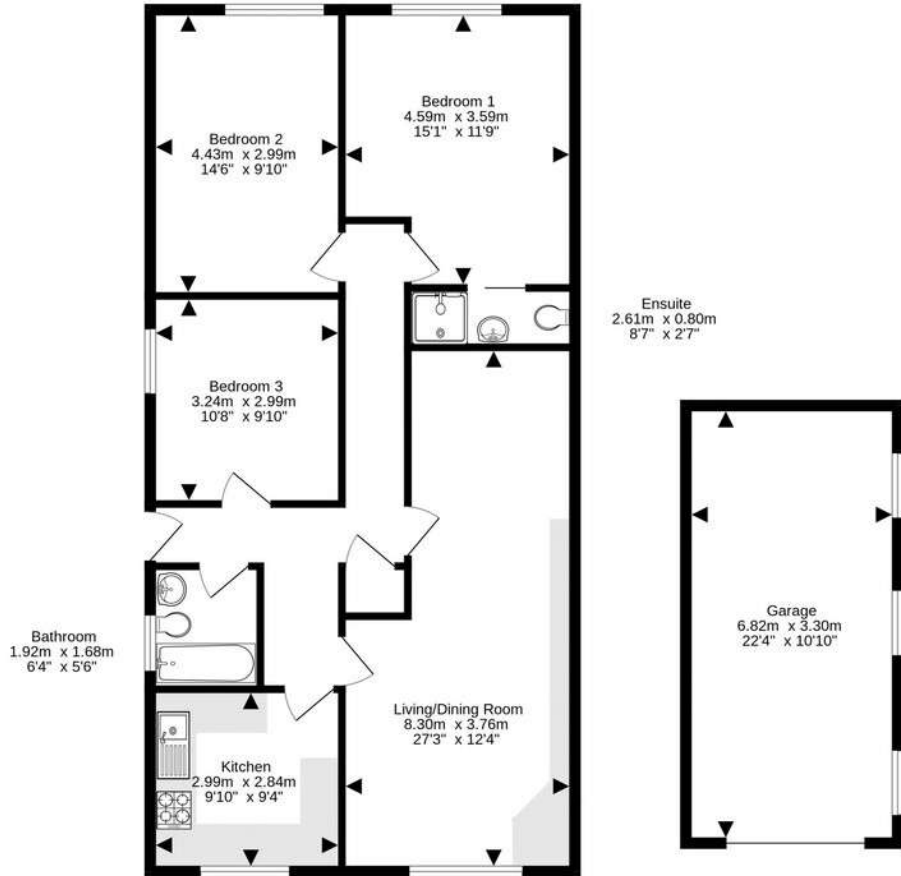
Sold with all fixtures and fittings, including; blinds, curtains, light fittings, oven, hob, cooker hood, dishwasher, washing machine, fridge, tumble dryer in the garage and greenhouse. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances. Additional items of furniture may be available by separate negotiations.

### EPC Rating: E

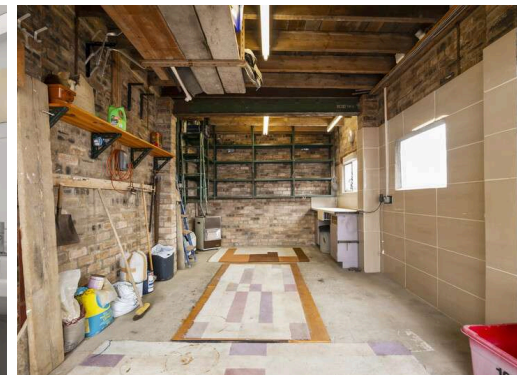
### Location

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 Curriehill Railway Station, provides regular services into the city centre and surrounding area with Riccarton Park and Ride also closeby. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the City's cycle path network and open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

