

## 2 Currievale Cottages, Currie, Edinburgh, EH14 4AA





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### Description

Enjoying a semi-rural setting, moments from excellent local amenities, quick transport links including Curriehill Station with regular trains to Edinburgh Waverley and with the vast open countryside on your doorstep. This charming stone built cottage boasts panoramic views, immaculate interiors, a garage and large private mature gardens. A rarely available property which has been extended and beautifully maintained to create a stunning home benefitting from a delightful blend of cottage charm and contemporary interior design with high-quality fixtures and fittings.

### Features

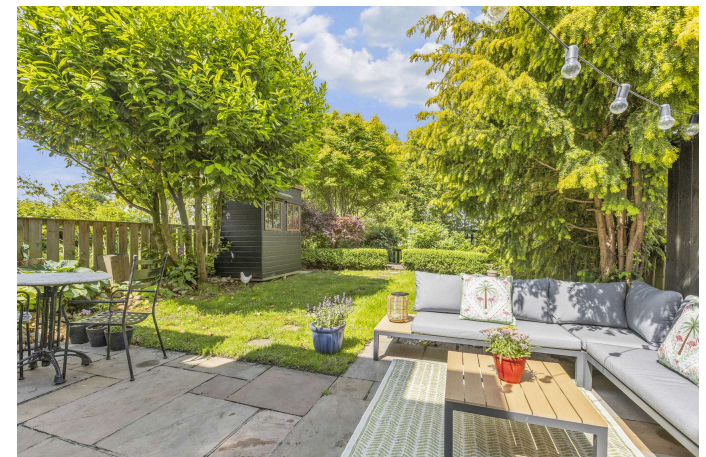
- Extended traditional mid-terrace cottage in picturesque semi-rural setting
- Superbly presented neutral interiors
- Spacious and versatile accommodation
- Fabulous countryside views
- Wood burning stove in south facing living room
- Chic kitchen/dining/family room blending perfectly with the cottage style, yet offers all modern conveniences, heated tiled floor and bi-fold doors to garden
- Three upstairs double bedrooms
- Two contemporary bathrooms
- Gas central heating and double glazing
- Externally, the property features a large rear garden, offering a tranquil outdoor space for relaxation and recreation bordered by scenic countryside
- Superfast broadband Coverage - current provider: Vodafone - other providers may be available

### Extras

The light fittings, blinds, curtains, range style cooker, cooker hood, dishwasher, American style fridge/freezer and mirrored wardrobe in the master bedroom are included.

### Price and Viewing

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

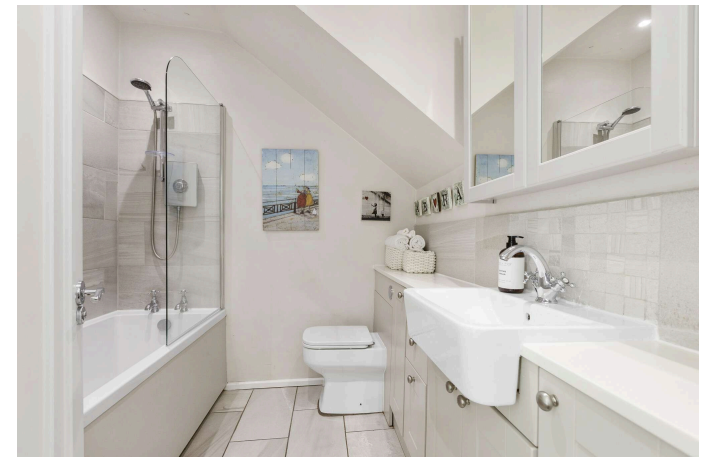


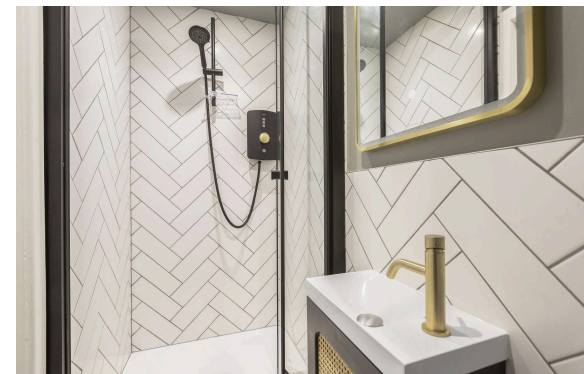


## Location

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. The Heriot-Watt university campus is within walking distance which includes the Oriam Sports Centre which also features beautiful open green spaces for walking and weekly park runs. 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.

EPC Rating: F





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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.

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