



17 Stewart Gardens Currie, Edinburgh EH14 5RZ



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more information:

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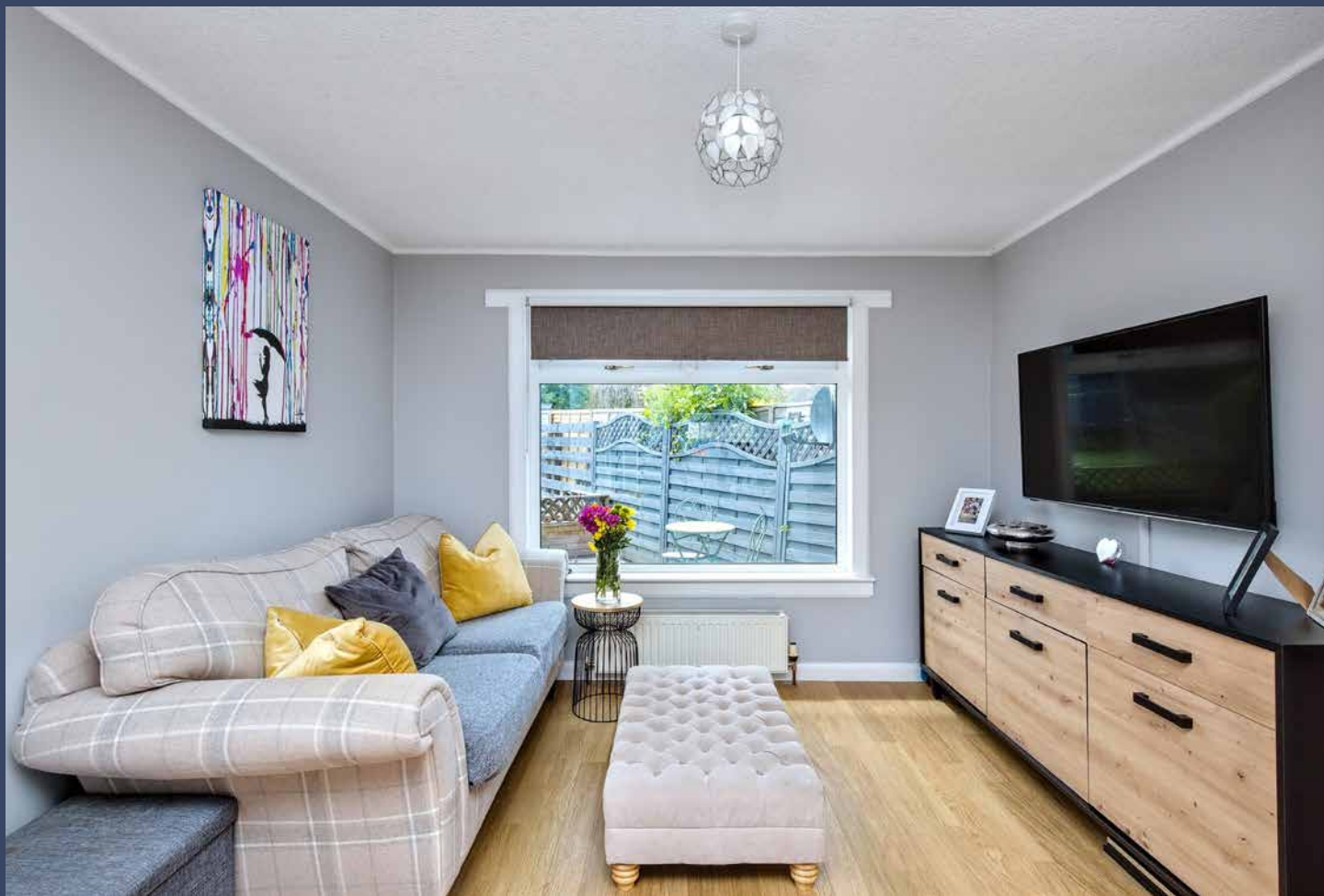
Property Summary

This two-bedroom mid-terraced house enjoys a sunny south-facing position at the enclosed rear and is complemented by low-maintenance gardens and unrestricted on-street parking. The modern home also features attractive interiors in a cohesive, on-trend colour palette. Its peaceful suburban location is well-connected by bus, rail, and road links, making it an appealing choice for professionals and small families seeking a retreat from the bustling city centre, just seven miles away.

You access the reception room via an entrance vestibule. Extending the full depth of the house with a dual-aspect outlook, the reception room is a bright and airy space suitable for comfortable seating and dining furniture, with an appealing, flexible footprint. It also offers the practicality of durable wood-toned flooring and kitchen access.

Features

- Well-connected suburban location
- Modern mid-terraced house
- Entrance vestibule
- Sunny and spacious living/dining room with kitchen access
- Open-plan breakfast kitchen and utility room with front and rear external access
- Two spacious bedrooms (one with storage)
- Bathroom with shower-over-bath
- Easy-upkeep gardens with a shed (enclosed and south-facing at the rear)
- Unrestricted on-street parking
- Gas central heating and full double glazing







Open-plan breakfast kitchen and utility room

The south-facing kitchen opens onto the rear garden and features a breakfast bar. Tastefully appointed and complementing the home's grey-toned décor, it includes a selection of Shaker-style cabinets paired with matching worktops, an oak-inspired floor, and a marble-pattern splashback - a design continued in an openly adjoining utility room that leads outside at the front of the property. Additionally, there is useful shelving, an integrated dishwasher, and a freestanding electric cooker, fridge, freezer, and washing machine.





Bedrooms & bathroom

On the first floor are two spacious and comfortably carpeted bedrooms; one spans the width of the house while the other features built-in storage, also found on the first-floor landing.

Completing upstairs is a bright, aqua-panelled bathroom with a WC suite, a towel radiator, and a shower-over-bath. The property benefits from the warmth and efficiency of gas central heating and full double glazing.





“Completing upstairs is
a bright, aqua-panelled
bathroom with a WC suite.”



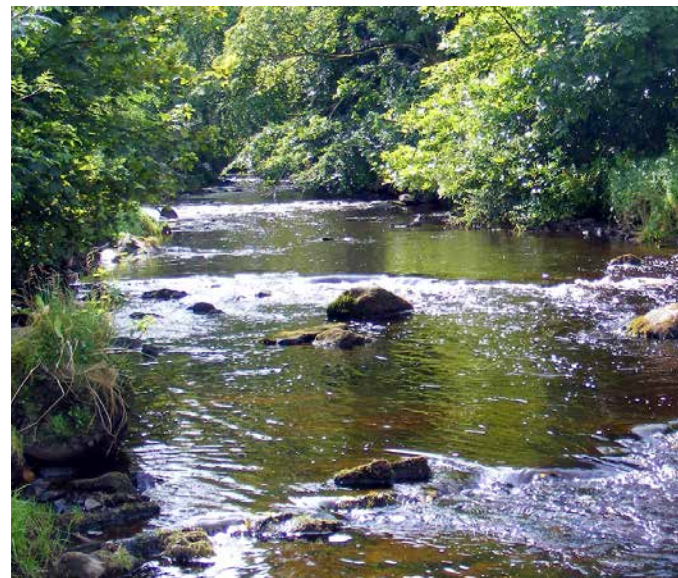


Easy-upkeep gardens & unrestricted on-street parking

Externally, the gardens are landscaped for easy maintenance, incorporating gravel, paving, and an artificial lawn. The secure rear garden faces south and features a shed and suntrap dining area.

For convenience, unrestricted on-street parking is available directly outside the property.



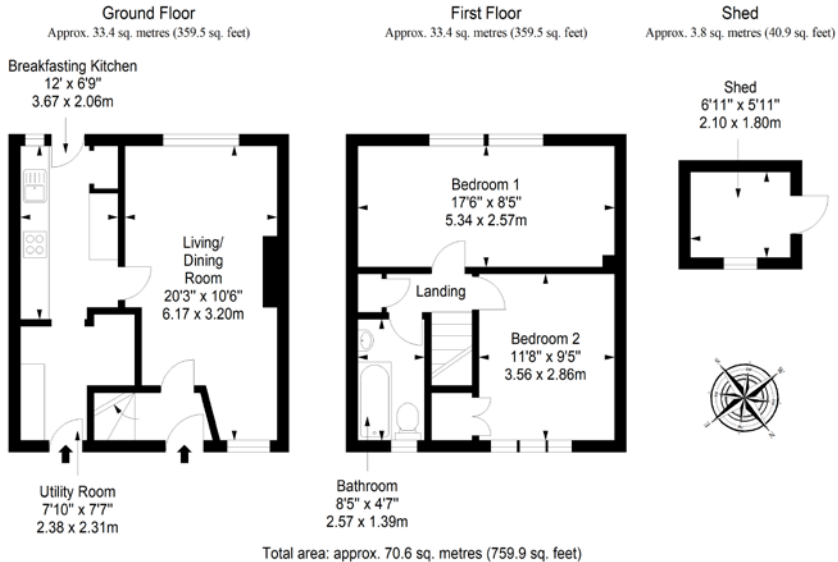


Currie, Edinburgh

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, with rivers and reservoirs on your doorstep, the centre of Edinburgh, only seven 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. Plus, Heriot-Watt University is a short drive away. 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.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

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EPC Rating - C | Council tax band - B | Home report Value - £230,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.