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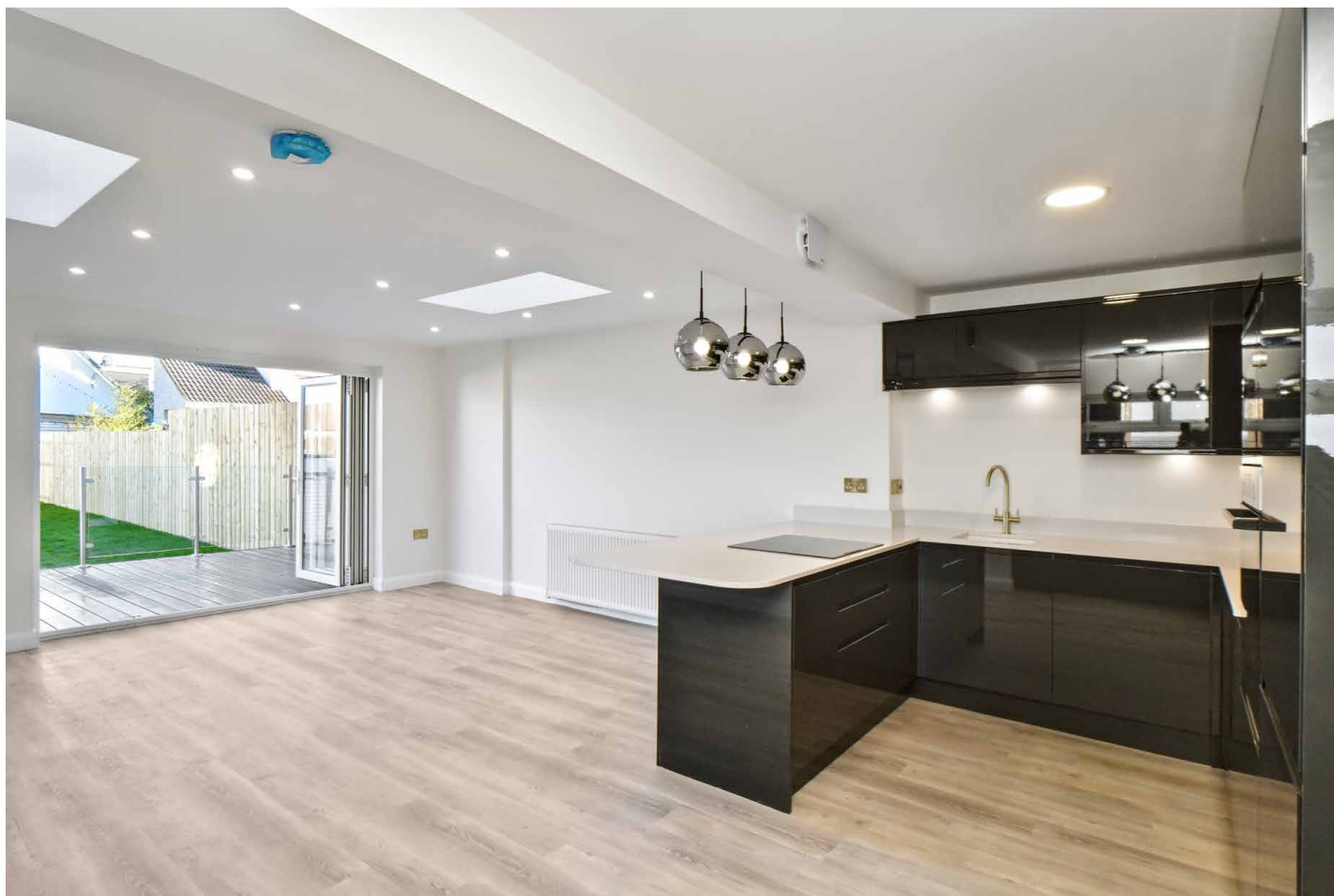
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24 Currievale Park

Currie, Edinburgh, EH14 5TL



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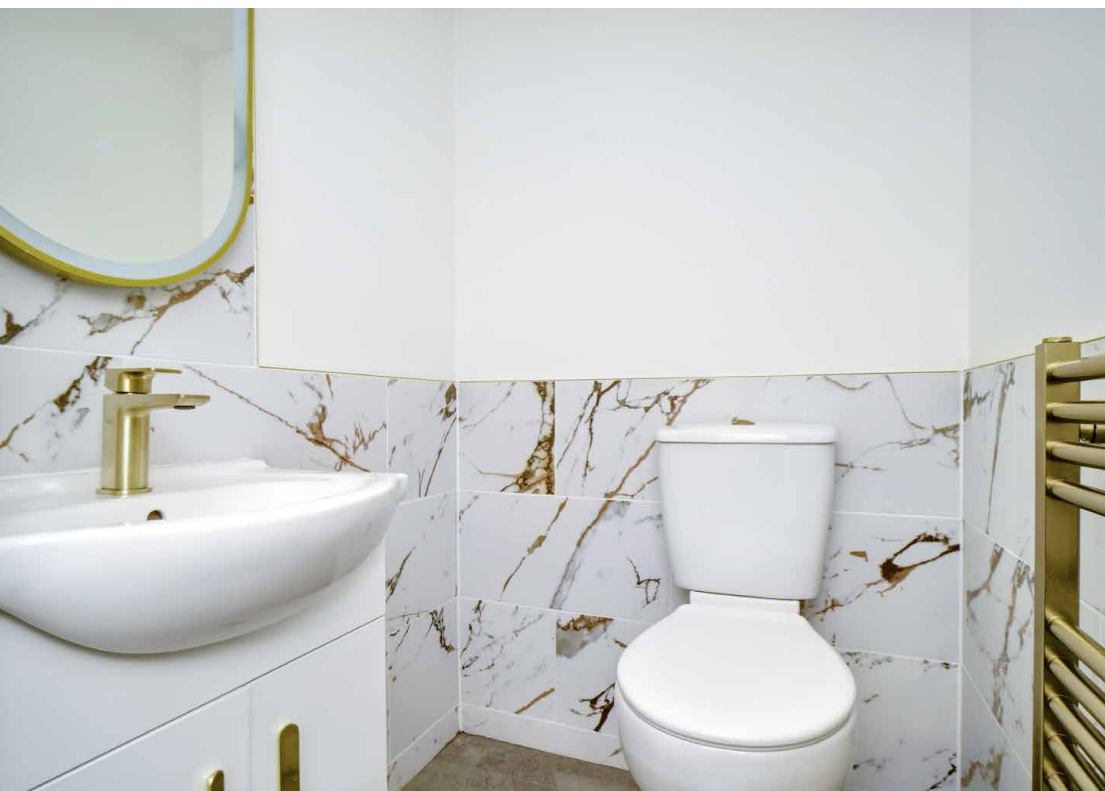


Located in the popular and picturesque suburb of Currie, this spacious four-bedroom semi-detached house offers well-planned and versatile accommodation over two floors in move-in condition. The social centrepiece of the well-presented home is a generous dual-aspect open-plan living/dining room with a contemporary integrated kitchen, seamlessly flowing into the garden via folding doors. The interiors also feature four bedrooms (one with en-suite shower room), a stylish bathroom with shower-over-bath, a guest WC and outstanding storage throughout. Externally, a secure single garage and front-and-side gravel driveway affords parking for multiple vehicles, whilst the easy-maintenance rear garden has decking and lawn areas for entertaining or leisure.

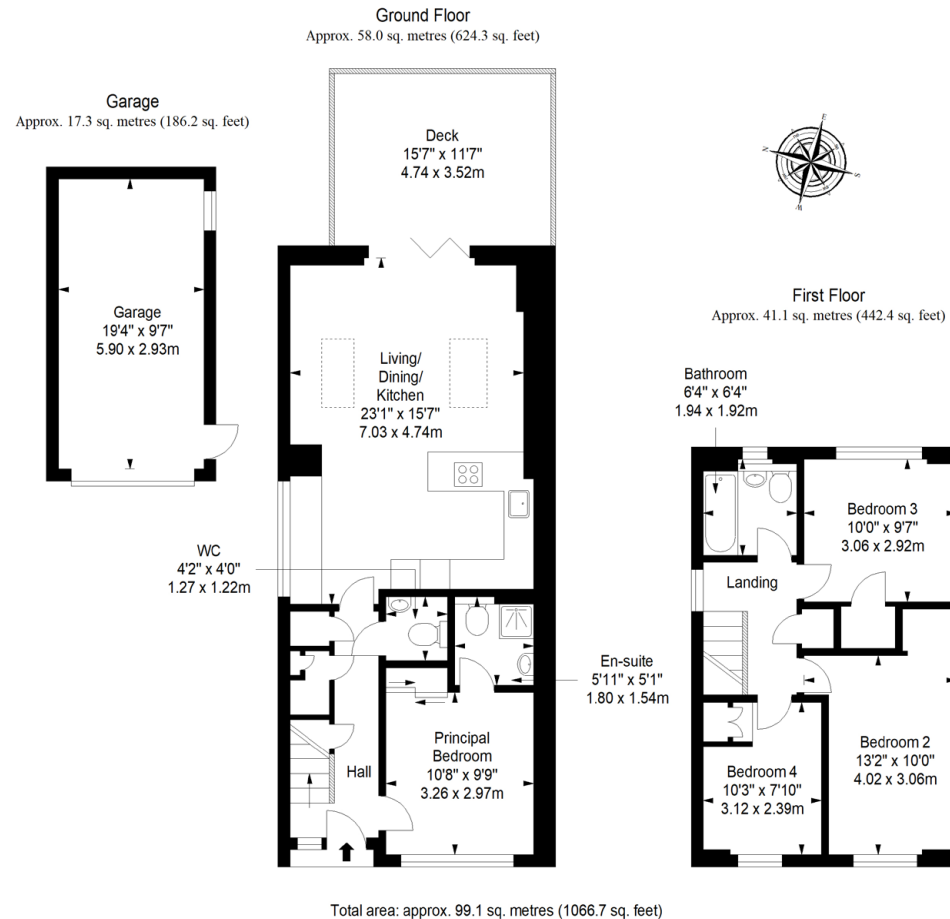
Extras: All fitted floor and window coverings and light fittings are included.

Features

- Quiet suburban location
- Stylishly-presented detached house
- Inviting entrance hall with storage and WC
- Open-plan living/dining room with kitchen and garden access
- Principal bedroom with en-suite shower room
- Two further double bedrooms with storage
- Single bedroom/home office
- Naturally-lit bathroom with shower-over-bath
- Generous storage throughout
- Rear garden with decking and lawn areas
- Secure single garage and gravel driveway
- Gas central heating and double glazing
- EPC - C



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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