



44 Curriehill Castle Drive
Balerno, EH14 5TD

A

"Curriehill Castle Drive is a well-presented, two-bedroom, semi-detached house in the popular suburb of Balerno"

- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- STUDY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- DRIVEWAY
- FRONT & REAR GARDENS





LOCATION

The much sought after suburb of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pass and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



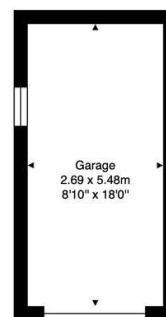
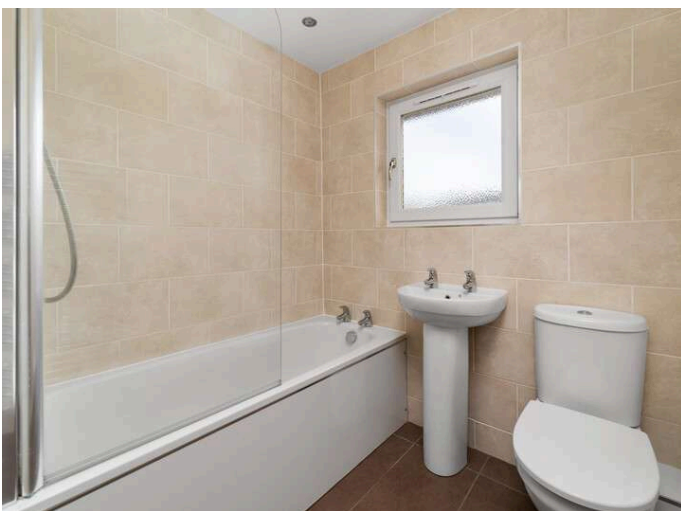
DESCRIPTION

Curriehill Castle Drive is a well-presented, two-bedroom, semi-detached house in the popular suburb of Balerno, offering spacious living accommodation, enclosed south-facing rear, generous driveway and detached single garage. Offered in exceptional order having been freshly decorated prior to marketing, early viewing is essential. The accommodation comprises: welcoming entrance hall with under-stair storage; spacious living room with picture window for an abundance of natural light; south-facing kitchen diner, which provides a wonderful space for sociable meals accompanied by delightful garden views; versatile study room, perfect for home working; carpeted stairway to upper landing; front facing double bedroom 1 with built in wardrobe space and lovely open views; rear facing double bedroom 2 and a modern, fully tiled bathroom with a three-piece suite completes the accommodation on offer. Further benefits include: gas central heating and double glazing. Externally, there is a mostly laid to lawn front garden, adjacent to a single driveway suitable for multiple cars, which leads to a detached single garage. There is a well-tended rear garden with patio area for summer dining.

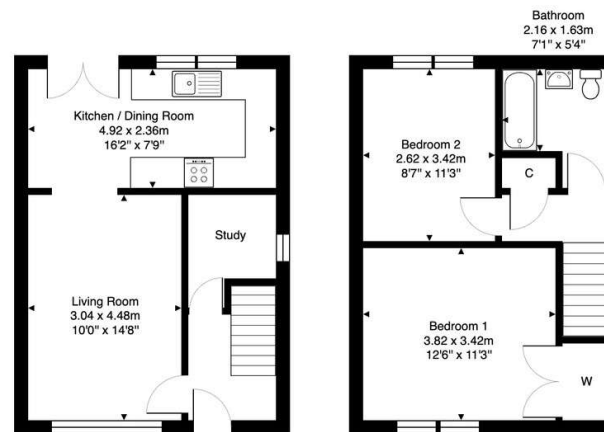
EPC RATING

The energy efficiency rating for this property is band D.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



44 Curriehill Castle Drive, Balerno, EH14 5TD



Ground Floor

First Floor

Total Area: 83.8 m² ... 902 ft²

All measurements are approximate and for display purposes only.



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565