



128 Lanark Road
West
Currie
Edinburgh
EH14 5NY







Spacious detached bungalow with extensive garden grounds located in the popular village of Currie close to excellent local facilities with good local shops and schools including Currie Community High High School. Heriot Watt University is a short walk away and includes the Oriam Sports Centre and lovely walks in the grounds. Nearby Juniper Green, Balerno and Colinton Village provide further facilities and many high street stores can be found a short drive away at The Gyle and Hermiston Gait.

There are many enjoyable walks within the area including along the Water of Leith walkway and nearby Pentland Hills and reservoirs. Baberton Golf Club is well regarded and located very close by. A bus route runs close by giving easy access to Edinburgh City Centre and the city bypass is also easily reached by car.



Internally the property provides spacious and flexible family accommodation and benefits from gas central heating and good storage facilities although it would benefit from a degree of upgrading and modernization. All fitted carpets and floor coverings are included in the sale together with the kitchen appliances, other items may be available through separate negotiation.

A monobloc driveway provides off street parking.

PROPERTY DETAILS

- Entrance Vestibule with double storm doors. Tiled floor.
- Hallway providing access to all rooms. Two built in cupboards.
- Bright and spacious Living Room with windows to rear overlooking garden. Doors to garden and Sun Room. Feature fireplace with wooden mantel.
- Large Sun Room with open outlook over garden. French doors provide direct access to the garden. Space for dining table and chairs.
- Fully fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Ample work surfaces with integrated sinks and tiled splash back. Large Utility cupboard housing boiler. Window to front. The fridge & dishwasher are included in the sale.
- Large Double Bedroom with bay window to front. Two built in wardrobes. Feature fireplace with wooden mantel and tiled insert.
- Second Double Bedroom (currently used as a Sitting Room) with bay window to front. Two built in cupboards.

- Further Double Bedroom with window to rear overlooking garden.
- Stylish Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Window to rear overlooking garden. Mirror.
- Utility Room with window to front. Stainless steel sink with drainer.

Upper Floor

- Large Master Bedroom with Velux window to front and window to rear with open outlook. Two built in wardrobes. Two deep built in cupboards.
- En Suite Bathroom with three-piece suite comprising bath, wash hand basin and WC. Shower compartment with electric shower. Access to eaves storage space. Velux window to front.



Viewing: Please see [ESPC .com](https://www.ESPC.com) for viewing details and price









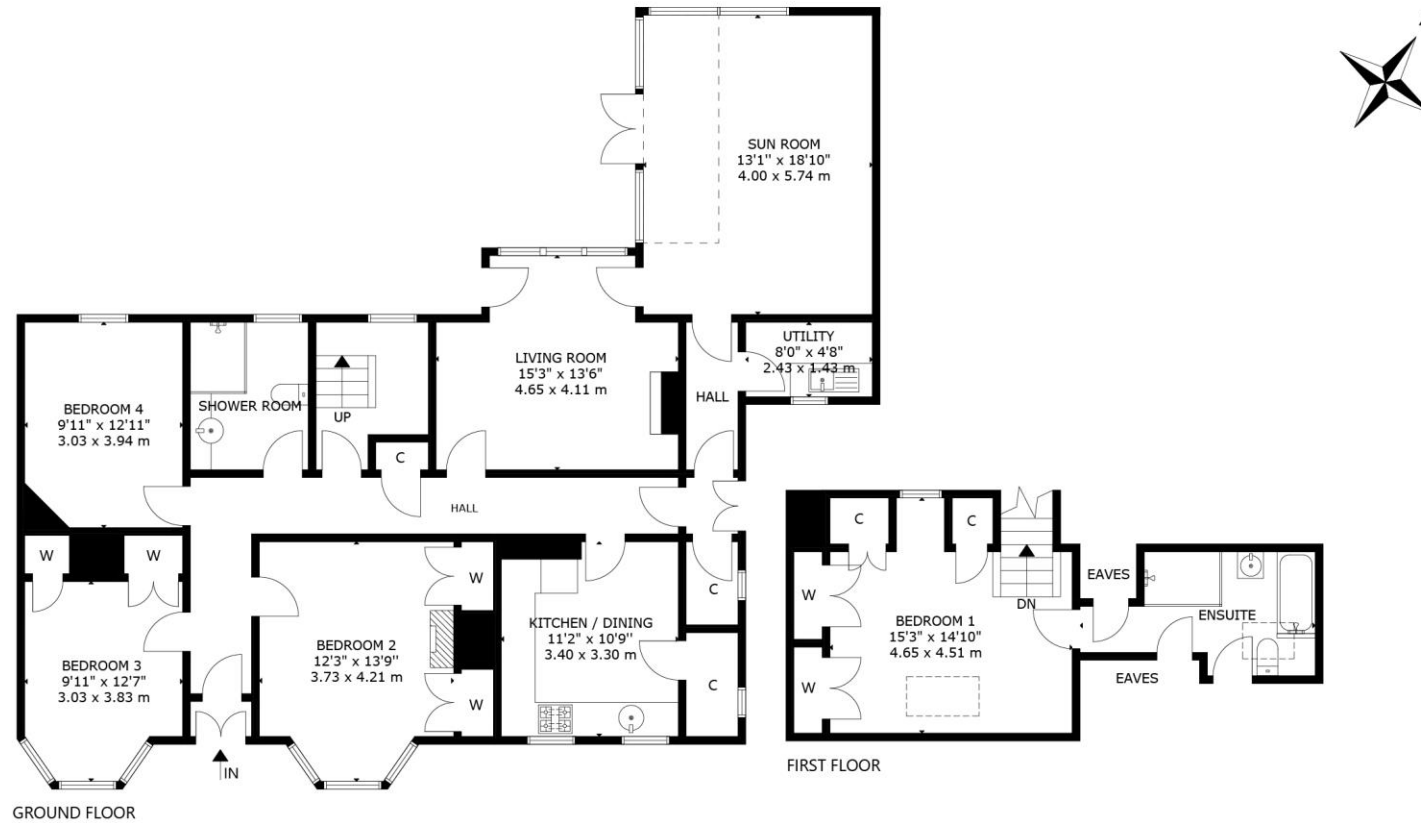


EXTERNAL

The property is set in extensive garden grounds. The front and side gardens are laid mainly with lawn bordered with established plants and shrubs.

The rear walled garden is fully enclosed with a large lawn and a lovely array of plants shrubs and fruit bearing trees. A patio provides space for garden furniture.

- Energy Efficiency Rating - E
- Council Tax Band - G



128 LANARK ROAD WEST, CURRIE, EH14 5NY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,901 SQ FT / 177 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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