










Solicitors & Estate Agents



57 Currievale Park

Currie | Edinburgh | EH14 5TL

A fantastic opportunity has arisen to purchase this impressive, extended semi-detached villa with mature gardens and driveway, pleasantly situated within an established residential development, in the sought after location of Currie. The property is close to good local day-to-day amenities, excellent schools and within easy reach of the City Centre by way of a good public transport service, making it perfectly suited to the growing family.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

Upon entering, you are welcomed into a bright and well-appointed entrance hall with built-in storage, leading seamlessly into the spacious dual-aspect living and dining area. Flooded with natural light from large windows and elegant sliding doors to the garden, this inviting space is perfect for both relaxed family living and formal dining. Adjacent, the modern kitchen blends style and functionality, offering sleek cabinetry, ample workspace, and high-quality appliances. A versatile family room with garden access provides additional flexible living space, ideal as a lounge, playroom, or home office. The property boasts two generous double bedrooms with built-in wardrobes, ensuring excellent storage while maintaining an open feel. A large single bedroom offers flexibility as a child's room, guest space, or study. Completing the interior, a pristine three-piece bathroom features contemporary fittings, including a bath with an overhead shower, a stylish washbasin with storage, and a WC.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the home benefits from beautifully maintained front and rear gardens, offering both kerb appeal and private outdoor space for relaxation. The landscaped front garden enhances the property's welcoming feel, while the rear garden, with its combination of lawn and paved seating areas, is ideal for outdoor dining and entertaining. A private driveway provides off-street parking, and the integral garage, fitted with an electric door, offers additional storage along with plumbing for a washing machine and tumble dryer.

Viewing

Please contact Neilsons on 0131 625 2222.





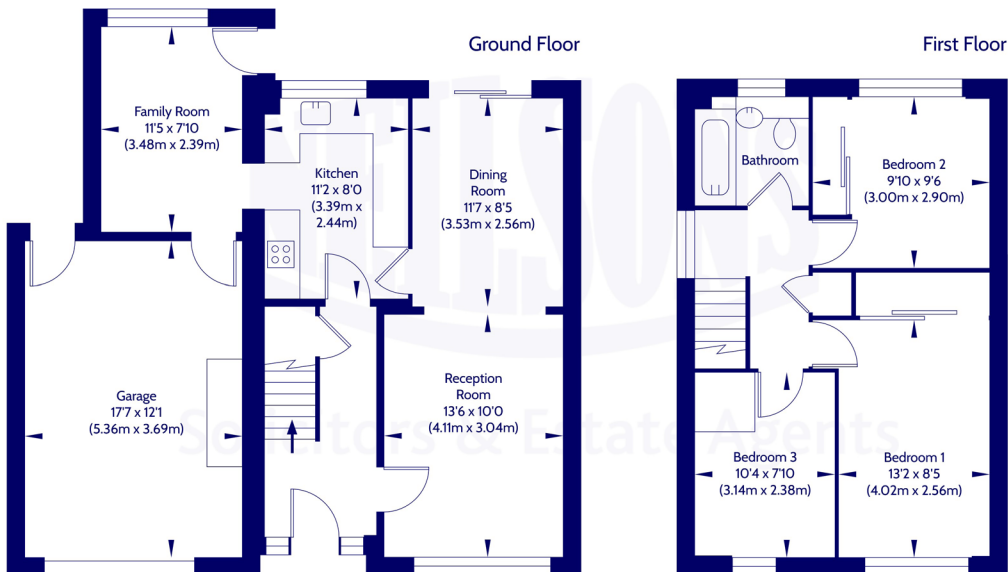
Location

The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.





Approx. Gross Internal Floor Area 89.35 Sq M / 962 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

