



Offers Over

**£300,000**

## 19 Corslet Road

Currie | Edinburgh | EH14 5LZ

This impressive, attractive semi-detached villa with private gardens, driveway and garage is pleasantly situated within the ever-popular district of Currie close to a host of fantastic amenities and transport links. In move-in condition the property would appeal to the professionals or young families and internal viewing is highly recommended.

-  3 Bedrooms
-  2 Public rooms
-  1 Shower Room
-  Private gardens
-  Garage  
Driveway
-  EPC rating - D
-  Council tax band - E



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright lounge/dining, modern fitted kitchen with door providing direct access to the light and airy sun room which in turn provides access to the rear garden, stunning contemporary shower room, well proportioned principal bedroom and two further good sized bedrooms. Further benefits include gas central heating (boiler installed 2022) and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, integrated dishwasher, integrated oven/hob, washing machine & wardrobes in bedroom 1.

## Gardens, Driveway & Garage

To the front of the property lies a well maintained private garden together with a long driveway providing off-street parking and single garage. To the rear, the private garden has been beautifully maintained and offers a high degree of privacy.

## Viewing

By appointment through Neilsons (0131 625 2222).





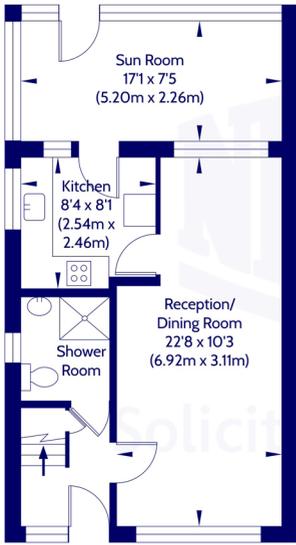
## Location

The popular village of Currie has become an established suburb of the City of Edinburgh, offering easy access to the city centre by way of frequent public transport services along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide highly regarded 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 the open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.





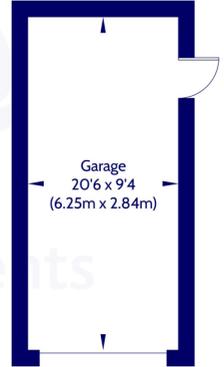
Approx. Gross Internal Floor Area 79.6 Sq M / 857 Sq Ft.



Ground Floor



First Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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