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Offers Over

**£360,000**

## 137 Currievale Drive

Currie | Edinburgh | EH14 5RP

Situated in an elevated position within a popular residential location, this extended semi-detached house offers spacious family accommodation with the added benefit of a large south-facing rear garden and impressive views towards the Forth Bridges.

-  4 bedrooms
-  3 reception rooms
-  2 bathrooms
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- D



## Description

A porch and entrance hallway welcome you to the property, leading through to a bright dual-aspect reception room featuring patio doors that open directly onto the garden. The superb open-plan kitchen/dining room, recently fitted with modern units, offers a split-level layout ideal for family living and entertaining. Integrated appliances include an oven, hob, and extractor hood, with a fridge freezer. A side door provides convenient access to the path and driveway. Adjoining the kitchen, the sunroom/family room offers a relaxing space with beautiful garden views. A practical utility/inner hallway connects the reception areas, while a downstairs shower room features a modern white three-piece suite and electric shower. A staircase from the hall leads to the upper landing, where four well-proportioned bedrooms await, two of which benefit from stunning views towards the Forth Bridges. The spacious family bathroom is equipped with a four-piece white suite, including a separate walk-in shower. Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. This versatile family home, with its blend of space, views, and excellent outdoor areas, is ideally suited for modern family living.



## Extras

Carpets, light fittings and window blinds are to be included in the sale.

## Gardens and Driveway

Externally, the property boasts a generous south-facing garden to the rear, featuring a lawn, patio, and decked seating area, perfect for outdoor relaxation and entertaining. To the front, there is a well-kept garden with a lawn, a small driveway, and ample on-street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

The popular village of Currie is located approximately seven miles southwest of Edinburgh's City Centre, making it an attractive choice for commuters. The area benefits from excellent transport links, including easy access to the City Bypass, a well-served local bus network, and Curriehill train station. A nearby park-and-ride facility further enhances connectivity, while Edinburgh Airport is just a short drive away, ideal for those travelling further afield. Currie offers a strong sense of community and is well-regarded for its excellent schooling at all levels. Local amenities include a variety of shops catering to everyday needs, while larger supermarkets are conveniently located nearby. For a wider range of shopping, dining, and leisure options, residents can visit The Gyle Shopping Centre and Hermiston Gait Retail Park. Leisure and recreational opportunities abound, with several golf courses, Craiglockhart Sports Centre, and the beautiful Pentland Hills Regional Park all within easy reach. Residents can also enjoy scenic walks along the Union Canal and the Water of Leith, offering a perfect blend of urban and rural living.





Approx. Gross Internal Floor Area 126.68 Sq M / 1364 Sq Ft.



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.



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