



Beautifully presented, with generous living space

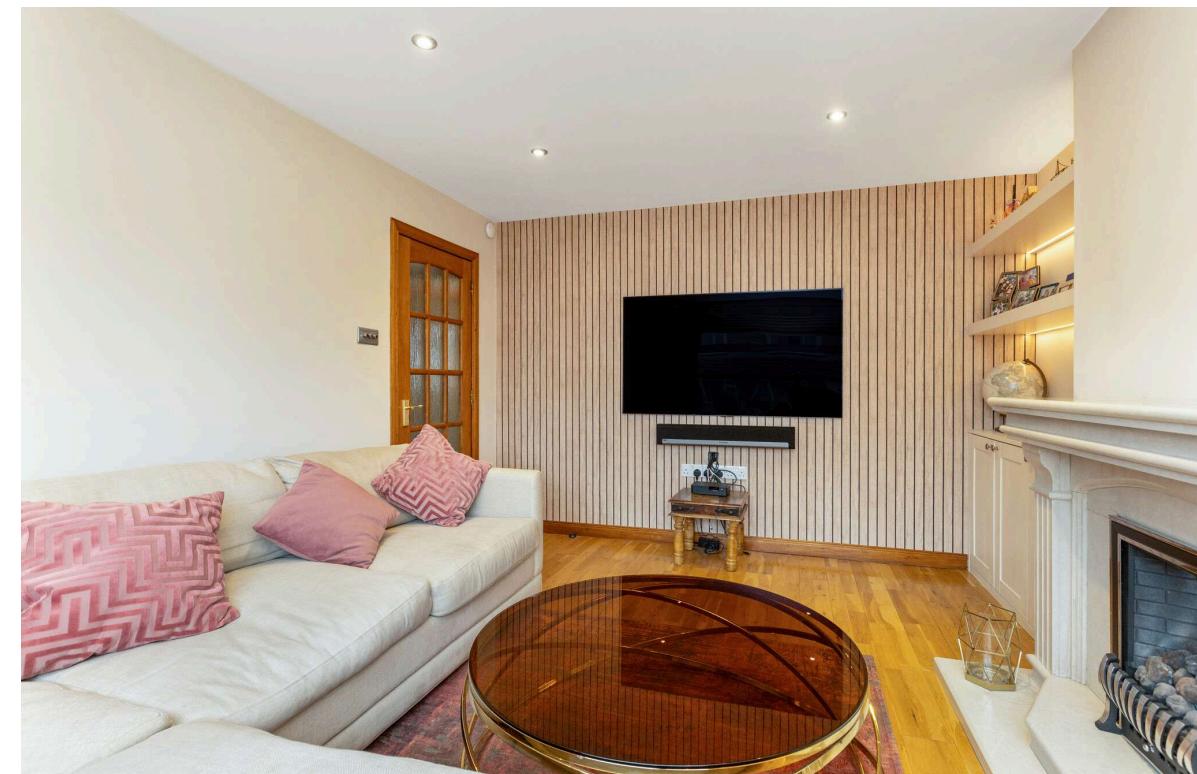
Three-bedroom, semi-detached house



This beautifully presented, three-bedroom semi-detached house has an excellent location in the popular Currie area of Edinburgh, close to reputable schools and local amenities. The house has been finished to a high standard with generous living space, ideal for families, and the summerhouse with hot tub adds an extra touch of luxury to this family home. The lounge has been very nicely decorated with hard flooring, attractive fireplace (gas fire is disconnected), recessed shelving/storage and a media wall. The dining kitchen is particularly attractive, with high quality fitted units, appliances, a Belling range style cooker with seven burners, two ovens and a grill, a fantastic island with granite worktop and direct access to the garden. The kitchen opens into the conservatory which offers a lovely sunny spot to relax and having under floor heating and built-in blinds it can be enjoyed all year round. There are three bedrooms, two with built-in wardrobes, one with a cupboard, and a smart family bathroom with a bath and separate jacuzzi shower cabinet. There is also access to the floored attic from the landing via a Ramsay ladder. There is an area of lawn to the front of the property and an enclosed garden to the rear with access to the garage, an area of lawn, a gravel seating area and a summerhouse housing a hot tub, to relax in all year round.

Key Features

- Hall
- Lounge
- Dining kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Garden
- Summerhouse with hot tub
- Garage and driveway



Currie

Nestled on the western edge of Edinburgh, Currie combines village charm with excellent everyday convenience. The local centre offers a good range of independent shops, cafés, pubs, a post office and essential services, with further amenities easily accessible in neighbouring Juniper Green and Balerno. Commuters enjoy frequent bus services and quick rail links from Curriehill Station, making the city centre an easy journey for work or leisure, while key road connections put Edinburgh Airport and the wider region within reach. Families are well served by highly regarded schooling at all levels, including the newly opened Currie Community High School with modern sports, pool and community facilities, and several local primary schools close by. Active lifestyles are supported by nearby green spaces, parks such as Blinkbonny and Muir Wood, extensive walking and cycling routes along the Water of Leith, and the scenic Pentland Hills on the doorstep. A strong community spirit is evident through local events and groups centred around the Currie Community Centre and village activities, creating an appealing blend of convenience, connectivity and countryside living.



Extras

All fitted floor coverings, living room curtains, blinds, light fittings, cooker, dishwasher, summerhouse and hot tub are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

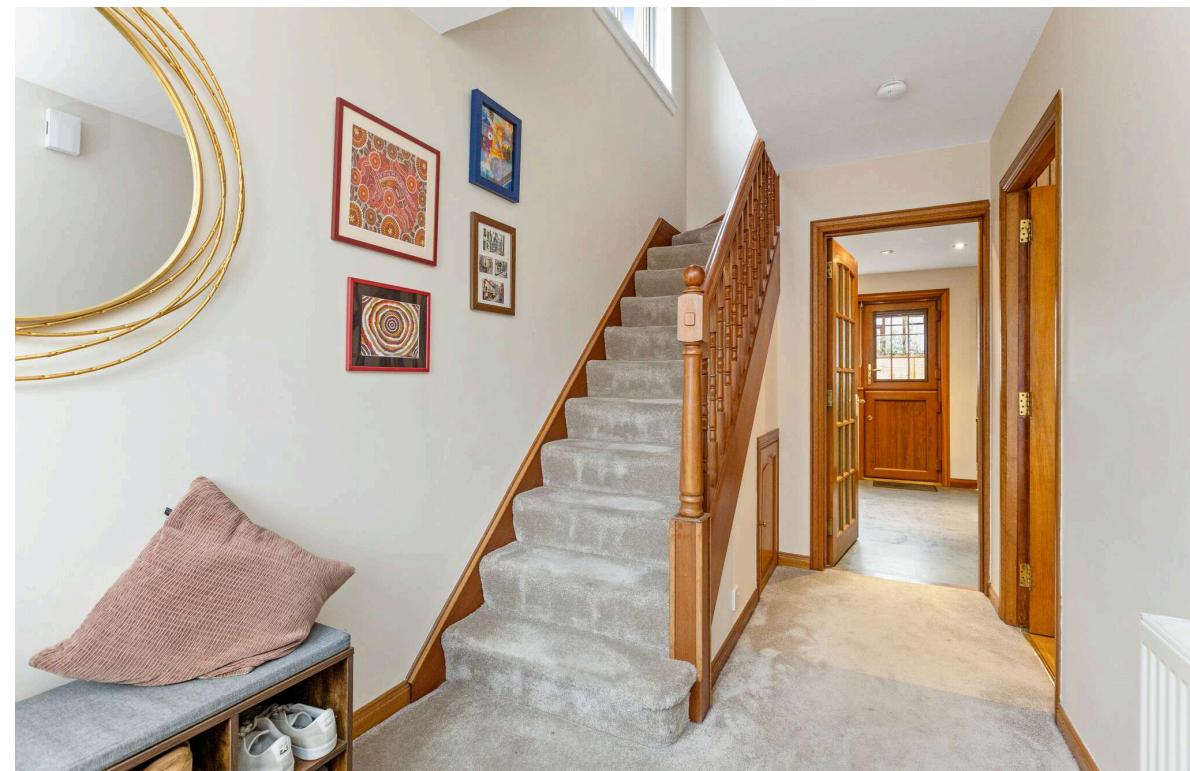
£365,000

EPC Rating

C

Tenure

Freehold

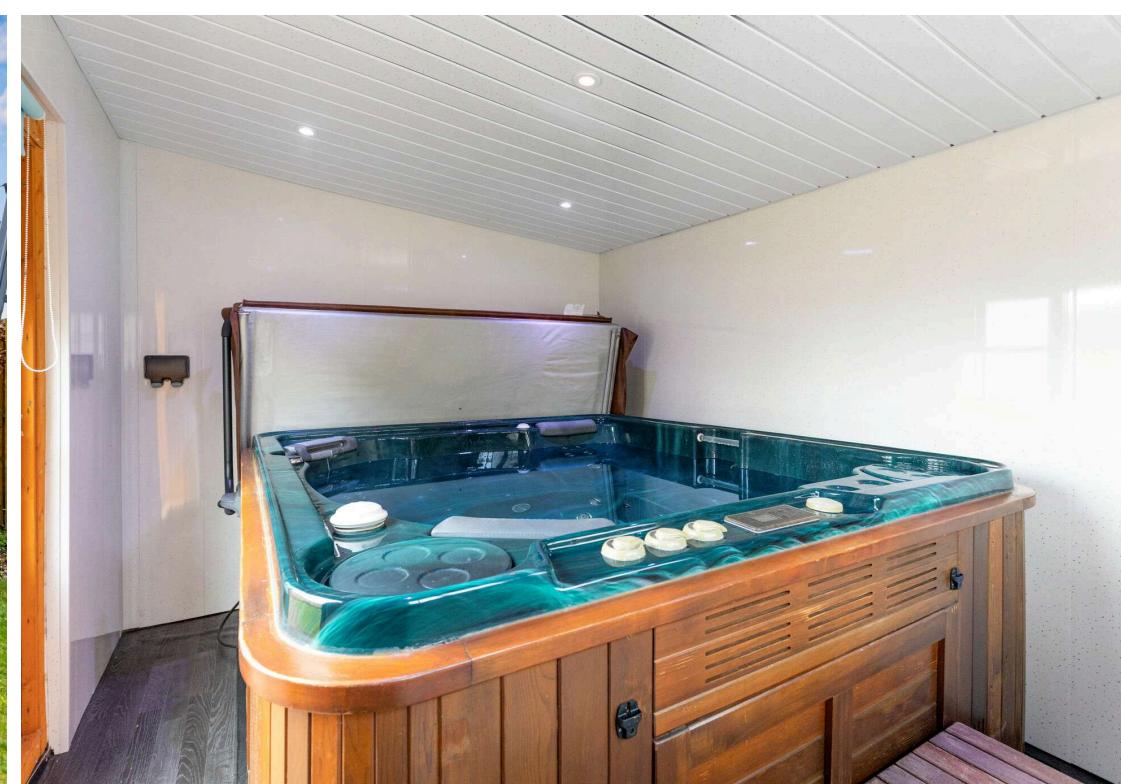




"Beautifully presented semi-detached home, combining style, space and setting"









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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CHARTERED FIRM

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