



26 Corslet Road
Currie, EH14 5LY

Hallway,
Living Room
Fitted Kitchen
Sun Room
Three Bedrooms
Family Bathroom
Gas Central Heating & Double Glazing
Private Front & Rear Gardens
EPC: C
Council tax band: E

Forming part of a quiet residential estate, this lovely extended three bedroom semi-detached villa is situated within the sought after area of Currie. The property is within walking distance of the local primary and secondary schools, and good amenities with Curriehill Train Station being a short drive from the property providing quick and easy access to Edinburgh. The well laid out accommodation benefits from a beautiful south-facing sun room and rear garden, gas central heating and double glazing throughout, making this an excellent family home.

The property comprises; welcoming entrance hallway, with modern wood flooring. Spacious and naturally bright living room with additional space for a dining table if necessary. Modern fitted kitchen with base and wall-mounted units, providing ample storage and worktop space and appliances including fridge freezer, electric oven, gas hob, dish washer. Bright, south-facing carpeted sun room, perfect for working from home, dining or entertaining. Large master bedroom with built-in wardrobe and storage cupboard. Second rear-facing double bedroom of good size with built-in wardrobe. Airy single bedroom, which would also make a great home office or nursery. Contemporary family bathroom with dual shower over bath including rainfall shower, WC, wash basin with cabinet, and heated towel rail. The landing provides access to the half-boarded loft for additional storage.

Outside, the property benefits from well-presented front garden with attractive resin driveway. A side gate leads round to the beautifully landscaped rear garden, providing excellent green and patio spaces for enjoying the sunshine. Sufficient on-street parking is also available.

Currie has a pleasant village atmosphere and an excellent range of local amenities. The Gyle Shopping Centre and Hermiston Gait are just a short drive away, and offer an extensive range of high-street names and large supermarkets. There are many attractive walks nearby, including along the Water of Leith, the Pentland Hills, and the Mallyen National Trust Gardens, with golfing at the prestigious Dalmahoy Golf and Country Club. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. Local schooling includes Nether Currie Primary School and Currie High School, and the main Heriot Watt University campus is also close by.



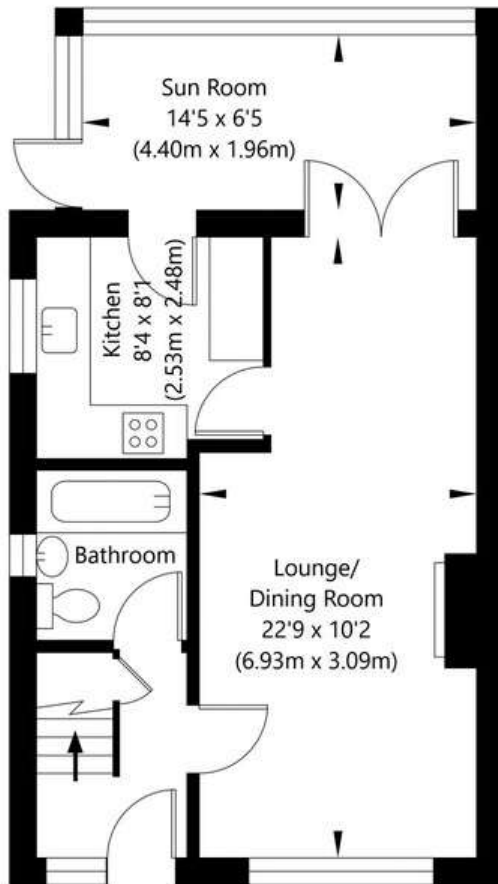








Ground Floor

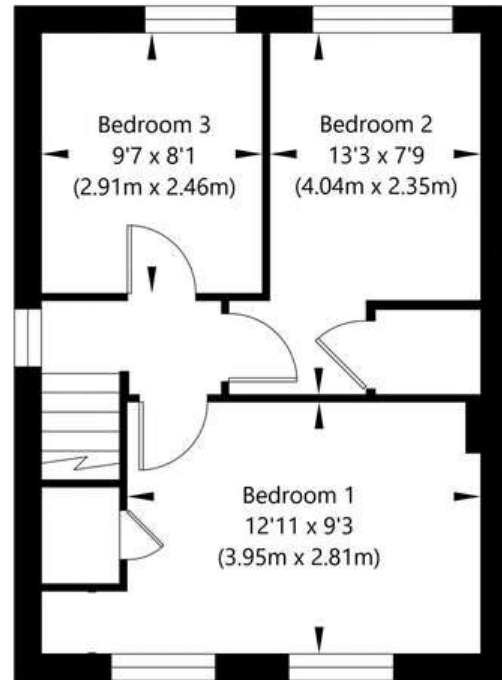


Approx. Internal Area 81 Sq M / 872 Sq Ft.
Not to scale. For identification only.

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First Floor



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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