

KILGOUR

PROPERTY



23 Currievale Park Grove, Currie, EH14 5XA





- Living Room
- Dining Room
- Kitchen
- 3x Bedrooms
- Bathroom
- Garden
- Garage
- Gas central heating
- Double glazed windows
- Council Tax - Band D
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

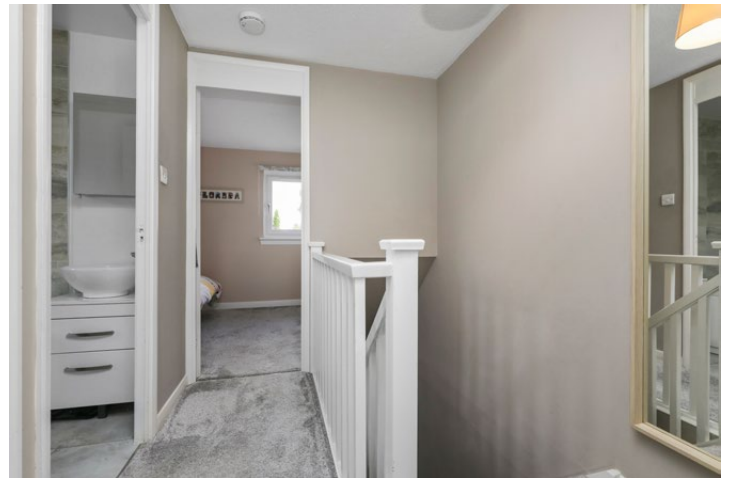
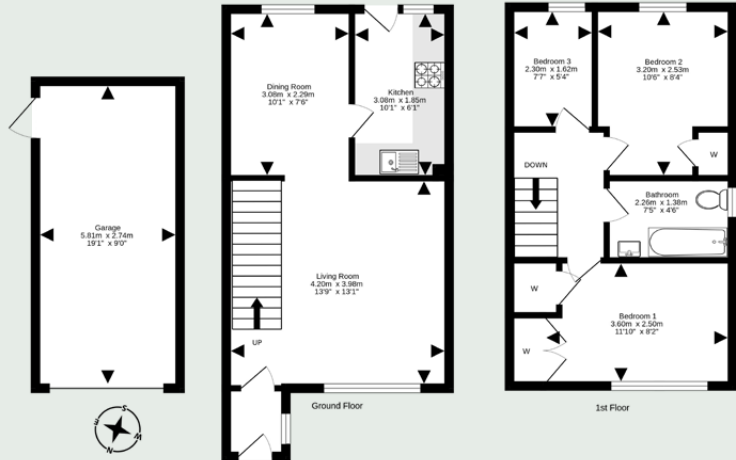
Description

A superbly presented semi detached villa tucked away within a peaceful residential cul de sac in a highly popular and sought after residential area which is very well placed for commuting.

The property benefits from gas central heating and is double glazed throughout. Externally there are very well maintained gardens to the front and rear and a multi car driveway leading to a detached garage for secure off street parking.

Location

Nestled beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including Curriehill the local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.

2 3 1 C
B
C
EPC BANDD
COUNCIL TAX BAND

Living Room	13'9 x 13'1	4.20m x 3.98m
Dining Room	10'1 x 7'6	3.08m x 2.29m
Kitchen	10'1 x 6'1	3.08m x 1.85m
Bedroom 1	11'10 x 8'2	3.60m x 2.50m
Bedroom 2	10'6 x 8'4	3.20m x 2.53m
Bedroom 3	7'7 x 5'4	2.30m x 1.62m
Bathroom	7'5 x 4'6	2.26m x 1.38m
Garage	19'1 x 9'0	5.81m x 2.74m





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