



14 Cherry Tree Place
CURRIE | EDINBURGH | EH14 5AS


warners
solicitors & estate agents



14 Cherry Tree Place

CURRIE | EDINBURGH | EH14 5AS

Well presented one bedroom detached home benefiting from front and rear gardens, located in the popular Currie area on the outskirts of Edinburgh to the West of the city centre. The property is in walk in condition and presents a lovely home within a popular residential area. The property comprises one well proportioned double bedroom with a walk in cupboard, a spacious living room with electric fire and fireplace, modern shower room with shower and wc and the fitted kitchen currently homes the electric hob, oven and fan, fridge/freezer, washing machine and dryer, as well as a dining room, that was originally used as second bedroom prior to the conservatory being built. The property also benefits from ample storage, a partially floored attic, conservatory driveway and well landscaped front and rear gardens with a mixture of lawn, gravel and a shed.

- Well presented One Bedroom Detached home
- Spacious Living room with electric fire
- Fitted Kitchen
- Well proportioned bedroom
- Dining Area- historically the second bedroom
- Shower room
- Ample storage with floored attic
- Gas central heating and double glazing
- Front and rear gardens
- Private driveway & on street parking

All fixtures & fittings will be included in the sale.
EPC Rating D.

PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.





Nestling 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 a 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.



