



31 Corslet Crescent
CURRIE | EDINBURGH | EH14 5HR

 **warners**
solicitors & estate agents



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Seldom available semi-detached home with extensive and beautifully maintained South facing rear garden, forming part of a mature, well established modern development located in a popular and convenient part of the city. This bright and comfortable property is in need of a degree of modernisation and represents an ideal home with flexible accommodation and scope for conversion, subject to the necessary consents being obtained. The accommodation boasts a spacious living space which allows an abundance of natural light via a large picture window and falls naturally into seating and dining zones, a generous kitchen fitted with floor and wall units and integrated appliances, an additional sitting room/dining room/bedroom (3), family shower room, and two further spacious double bedrooms on the upper floor, one with eaves storage. The property is fitted with gas central heating and double glazing units and benefits externally from a generous front garden, driveway and garage.

- Entrance hallway
- South facing living/dining room with large picture window
- Fitted kitchen with door to garden
- Further sitting room/dining room/bedroom (3)
- Two double bedrooms upstairs, one with eaves storage
- Double bedroom/additional sitting room
- Modern fitted shower room with electric shower
- Gas central heating and double glazing
- Ample storage options
- Large South facing rear garden and generous front garden
- Driveway and garage

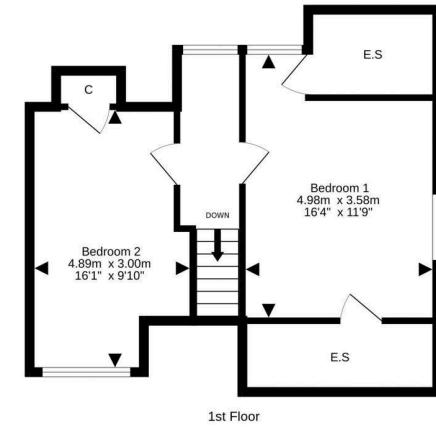
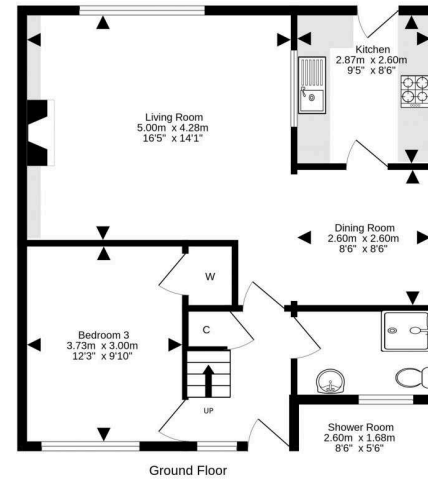
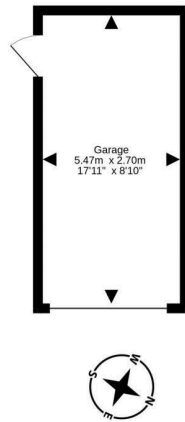
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: All curtains, carpets, integrated hob, double oven/ grill are included in the sale. EPC rating Band D.

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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.