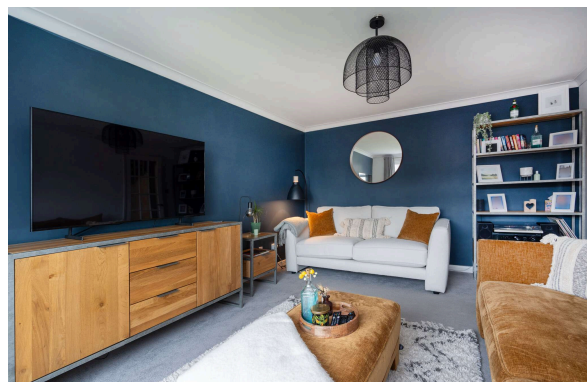




97 Currievale Drive  
CURRIE | EH14 5RW





## 97 Currievale Drive

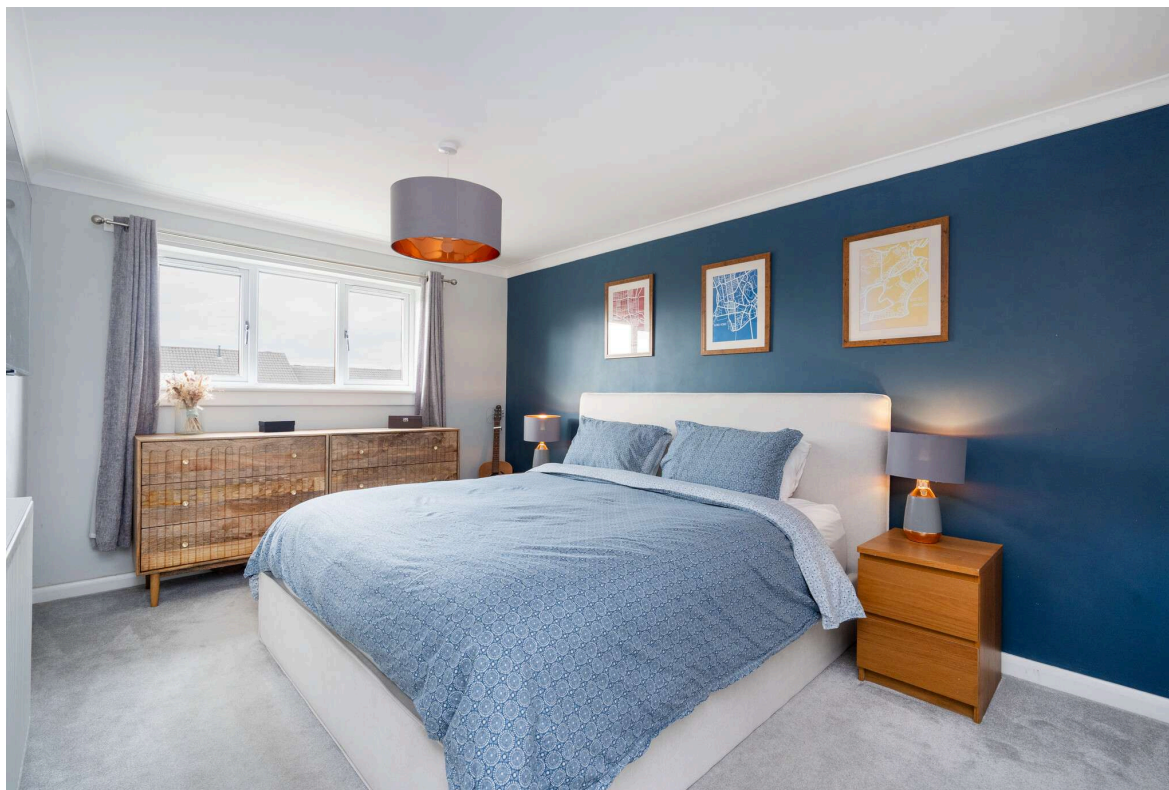
CURRIE | EH14 5RW

Beautifully presented detached villa forming part of a mature, well established modern development in a popular and convenient part of the city, well placed for excellent amenities, schools and road links. Boasting a driveway, garage and south/southeast facing rear garden with attractive leafy outlook beyond, this well appointed property represents an excellent family home and has been exceptionally well maintained and remodelled providing high spec finishes and a fabulous dining kitchen offering direct access to the rear patio. The property further benefits from a fabulous garden office, gas central heating, triple and double glazing.

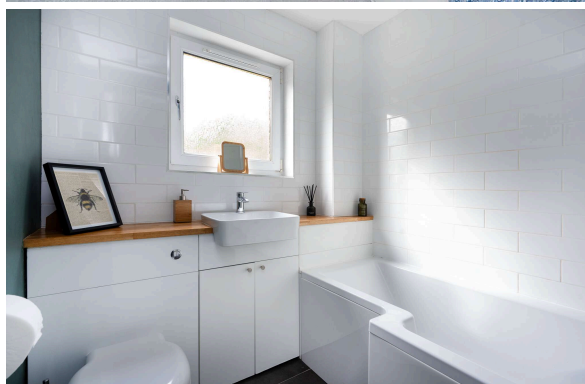
- Entrance hallway with storage and WC
- Open plan living/dining/kitchen with doors to rear garden
- Three bedrooms
- Stylish contemporary bath room with dual headed mains shower over bath and vanity sink unit
- Floored attic with lighting and pull down Ramsay ladder
- Gas central heating
- Triple and double glazing
- Large enclosed rear garden with patio, step up to lawn
- Garden office and double garage

Light fittings, blinds, fridge/freezer, oven, hob, dishwasher and washing machine included in sale. EPC rating C. There are no factoring charges associated with this property.

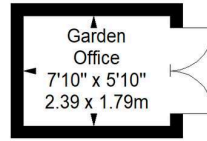
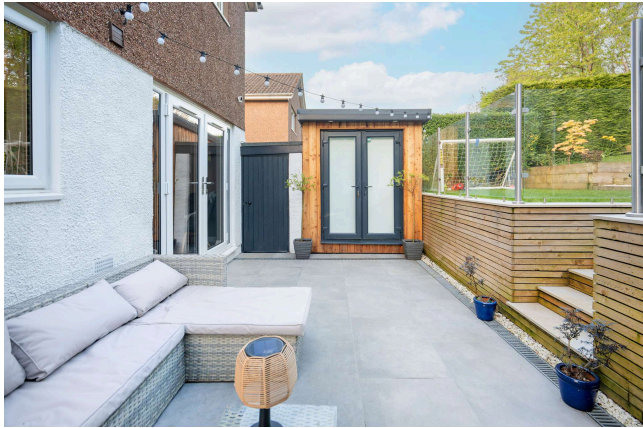
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.

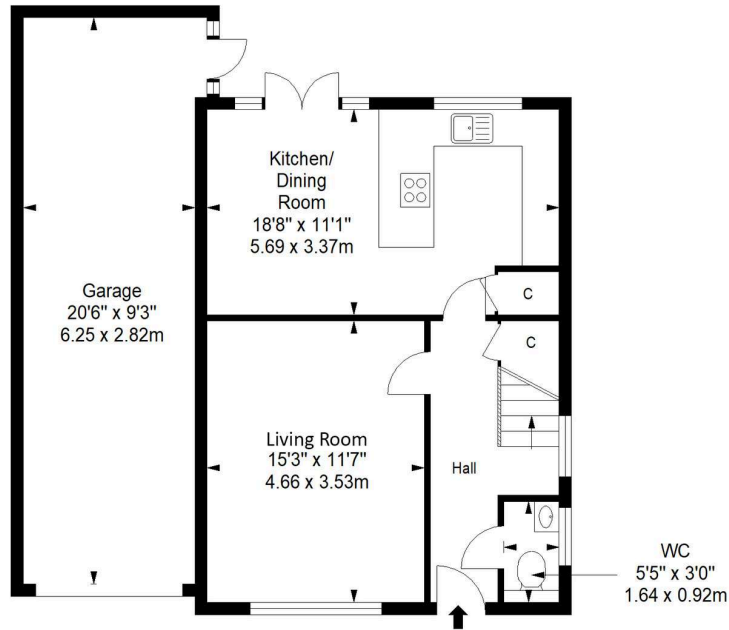




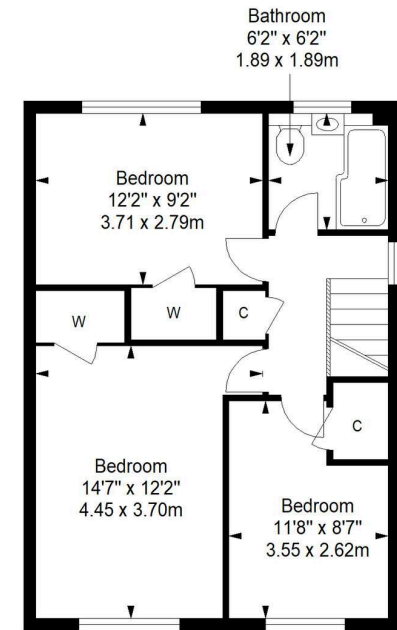


**97 Currievale Drive, Currie,  
Edinburgh, EH14 5RW**

Approximate Gross Internal Area = 125.8 Sq m / 1354.1 Sq ft  
(Including Garage/ Garden Office)



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. ©mjpropertyphotography 2025