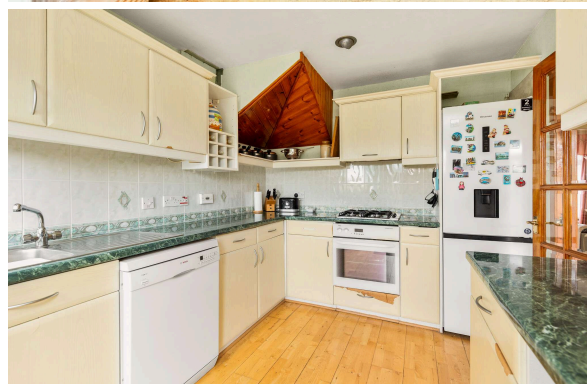




1 Corslet Crescent
CURRIE | EH14 5HR


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1 Corslet Crescent

CURRIE | EH14 5HR

This spacious detached villa is nestled on a quiet street in the heart of sought-after Currie, offering the perfect blend of easy access to Edinburgh city centre, excellent transport links, and the countryside.

The accommodation comprises a welcoming entrance vestibule, a bright lounge with a picture window and feature fireplace, which flows through to the dining room and kitchen with fitted units and garden access. Downstairs is completed by a useful utility room and W/C compartment. The upper level enjoys three well-proportioned bedrooms, and the home is completed by a bathroom with a three-piece suite.

Externally, it has a private front garden with a driveway leading to a generous garage. The fully enclosed, attractive rear garden features a large lawn, pond, colorful plants, and a paved area perfect for enjoying family meals or relaxing outdoors. There is also a shed for additional storage and a greenhouse, ideal for those with a passion for gardening.

With its generous layout and potential both inside and out, this property offers plenty of opportunities for customization, allowing you to personalize the space to suit your needs and style.

- Detached villa with private gardens, driveway, and garage
- Welcoming vestibule, utility room, and W/C
- Bright lounge with feature fireplace
- Dining room and fitted kitchen
- Three well-proportioned bedrooms
- Bathroom with three-piece suite

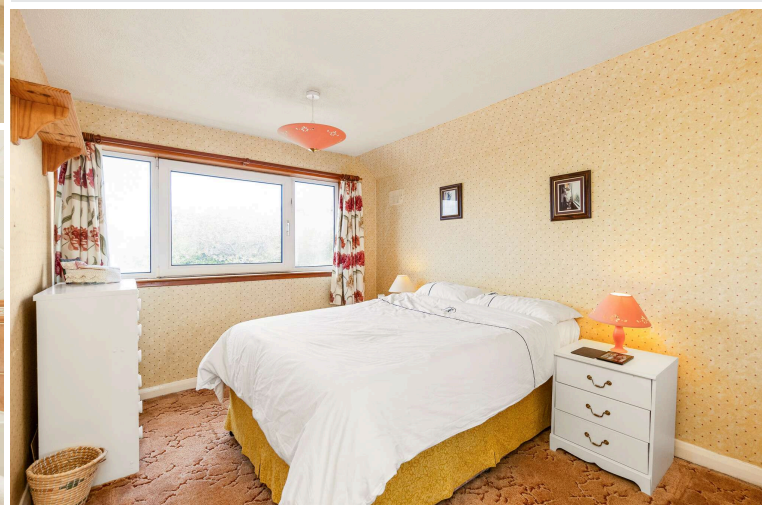
EPC D, Council tax rating F. There are no factor fees associated with this property.

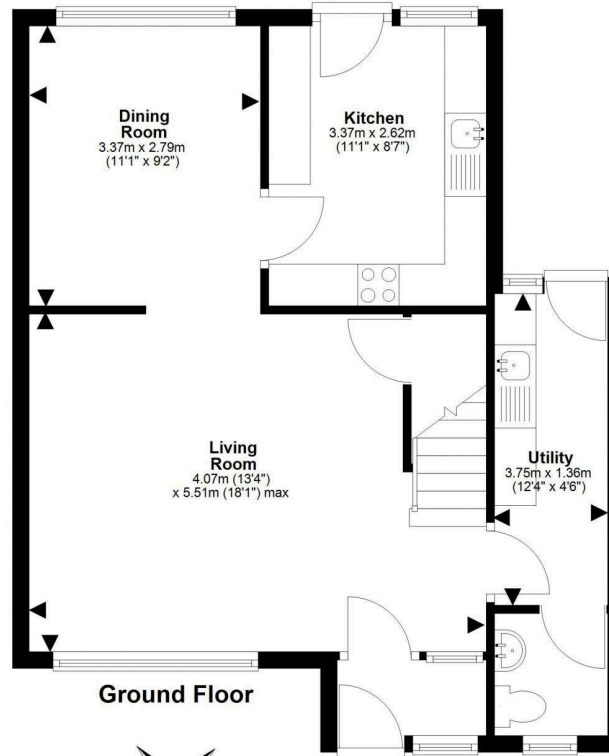
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



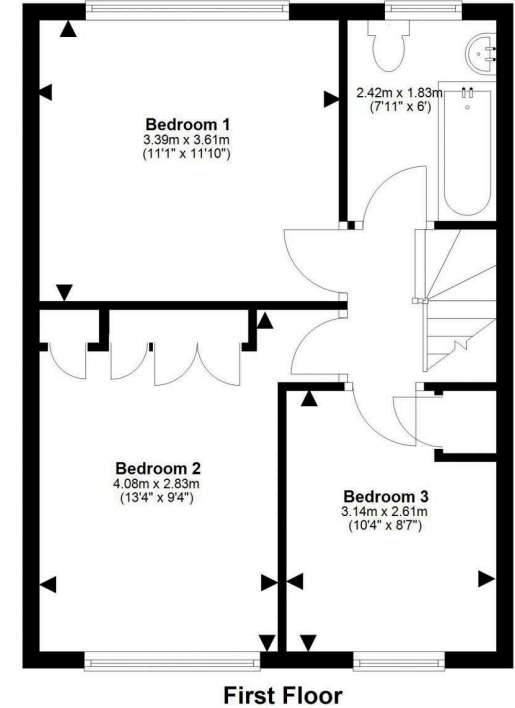
Set beneath the Pentland Hills, Currie offers an excellent range of local amenities, including shops, cafes, GP surgery and recreational facilities. The Gyle Shopping Centre is a short drive away, having a wide range of shops including major retailers and dining options. Transport links include easy access to the Edinburgh Bypass, major motorway networks, a nearby railway station, and Edinburgh Airport, which is only a 10-minute drive away. Highly regarded schooling is well represented, from nursery to senior level, with the award-winning Currie High School, recognised for its academic excellence, and Heriot Watt Campus also nearby. For outdoor enthusiasts, the Threipmuir and Harlaw reservoirs and Water of Leith Walkway offer scenic routes for walking and cycling.

Extras included in this sale are the white goods, cooker, fitted wardrobes, curtains, shed, greenhouse and satellite dish.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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