



73 Curriehill Road
CURRIE | EH14 5PT


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Set within the sought-after Currie area, this beautifully renovated end-terraced villa offers stylish, move-in-ready accommodation perfectly suited to modern family life. The current owners have upgraded the property to a high standard, creating a superb open-plan kitchen and dining area complete with a breakfast bar, sleek contemporary units and quality integrated appliances. From here, a door opens directly to the private rear garden, which features a neat lawn and a paved patio, ideal for relaxed outdoor dining and entertaining.

A welcoming entrance vestibule leads into a bright and inviting living room, where a staircase rises to the upper floor and an under stair cupboard provides convenient storage. Upstairs, there are two generous double bedrooms and a well-proportioned third bedroom, all served by a striking modern shower room with a walk-in enclosure, rainforest-style shower head and a smart chrome ladder radiator. The home further benefits from recently installed UPVC double-glazed windows, efficient gas central heating, and a partially floored loft with Ramsey ladder access, offering valuable additional storage space. Externally, both the front and rear gardens are private and thoughtfully landscaped, with a door from the rear garden providing handy access to the garage. This impressive end-terraced property combines contemporary finishes with a practical layout, making it an ideal choice for families and professionals alike seeking a turnkey home in a highly desirable location.

- Welcoming entrance vestibule leading to the living room
- Bright lounge with staircase to upper floor and under stair storage cupboard
- Stylish open-plan kitchen/dining room with breakfast bar, contemporary cabinetry, and integrated appliances
- Door from kitchen/dining area to the private rear garden
- Two double bedrooms (one with integrated storage)
- Well-proportioned third bedroom with integrated storage
- Modern shower room with walk-in enclosure, rainforest-style shower head, and chrome ladder radiator
- Partially floored loft with Ramsey ladder access for additional storage
- Gas central heating and double glazing
- Private front and rear gardens
- Single detached garage
- Unrestricted street parking

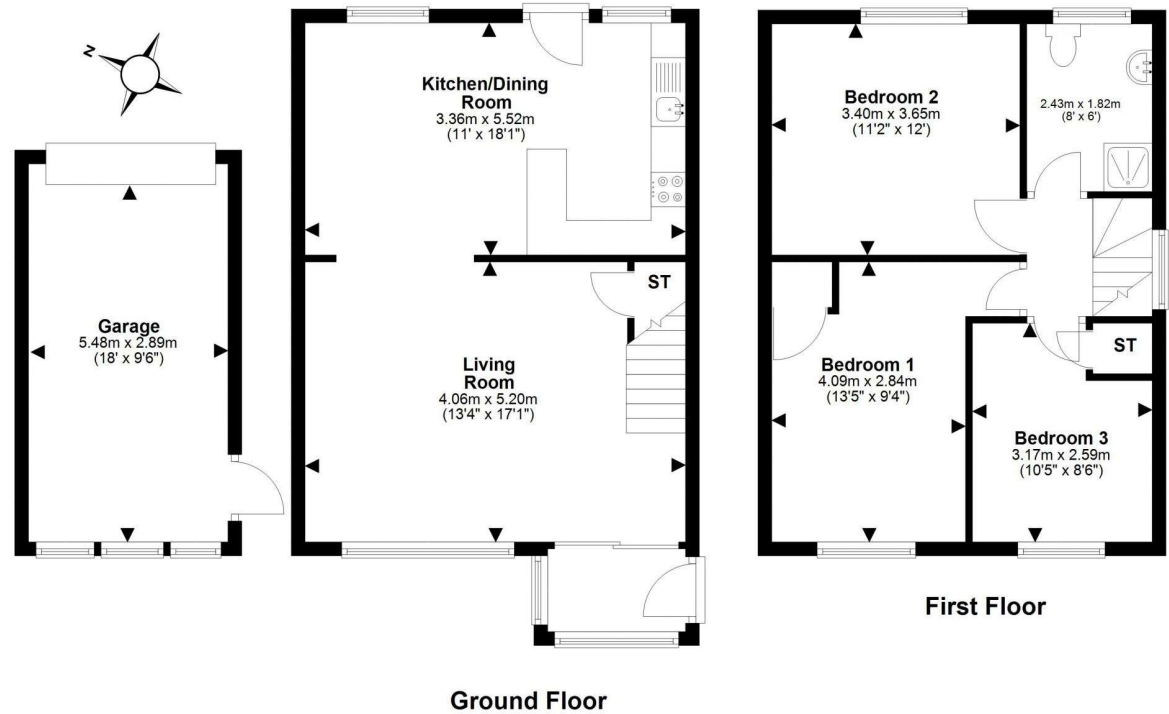
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, along with kitchen & dining room blinds. EPC: C. CT: E.

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.





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.