

campbell  
smith

39 Easter Currie Terrace,  
Currie, Edinburgh,  
EH14 5LE



- Detached family home enjoying a generous corner setting
- Lots of off street parking & a single garage
- Views to the Pentlands & the Queensferry Crossing
- Versatile accommodation
- Spacious open plan sitting/ dining room with patio doors
- Kitchen with appliances
- 4 bedrooms, 1 downstairs
- Downstairs shower room
- Upstairs bathroom
- GCH/DG
- Mature, well stocked gardens

Offers Over : £395,000





















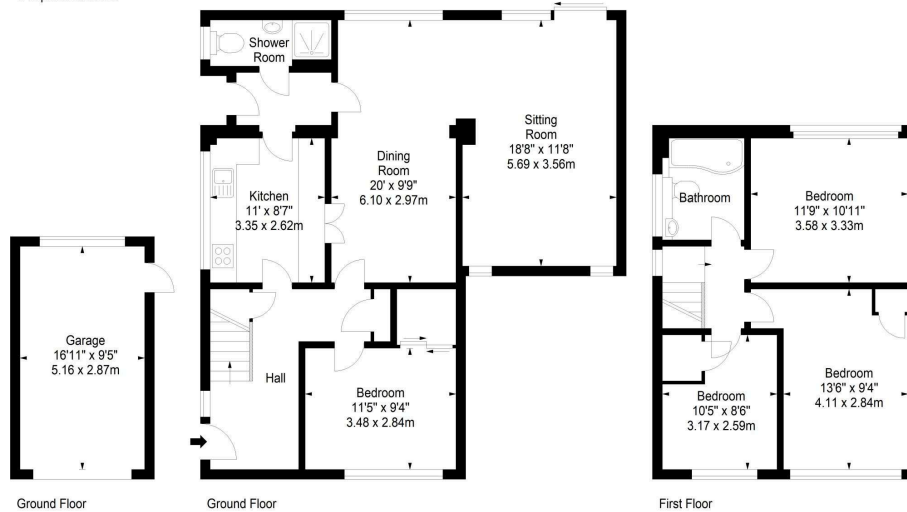


Easter Currie Terrace,  
Currie,  
Midlothian, EH14 5LE



Approx. Gross Internal Area  
1334 Sq Ft - 123.93 Sq M  
Garage

Approx. Gross Internal Area  
162 Sq Ft - 15.05 Sq M  
For identification only. Not to scale.  
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#### Extras

The fitted carpets, blinds, curtains, kitchen white goods, both sheds & green house included. No warranty is given regarding the services, systems or any appliances



#### Buses

Lanark Road West - 44, 63, N44



#### Shops

Scotmid & Sainsbury Local on Lanark Road West, Juniper Green, the Cyle Shopping Centre & Hermiston Gait retail park



#### Schools

Currie PS, St Cuthbert's RC PS, Currie Community High School, St Augustine's RC HS



#### Parking

Single garage with driveway, off street parking for 4 cars plus a gated hard standing for a caravan/trailer/motor home



Council Tax Band - F



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)