



COULTERS[©]

91 CURRIEVALE DRIVE

CURRIE, EDINBURGH, EH14 5RW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the popular residential area of Currie, this well-presented semi detached property makes the ideal family home.

The property benefits from a well maintained private garden to the rear, and garage, driveway, and garden to the front.

KEY FEATURES



Bright and spacious semi detached property.



Three bedrooms



Private front and rear gardens



Garage and driveway



Within a short walk of local shops



Popular residential area



The ground floor comprises of: a hallway, an open plan bright sitting/dining room with direct access to the well presented rear garden; a modern kitchen which hosts a range of modern wall and floor cabinets and views looking out to the rear garden.

On the first floor there are three bedrooms. A sleek, stylish modern bathroom comprising; three piece suite with mains powered shower over bath. Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.





THE LOCAL AREA

Nestled north of the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands, with easy access to the Pentland Hills, rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away.

The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce.

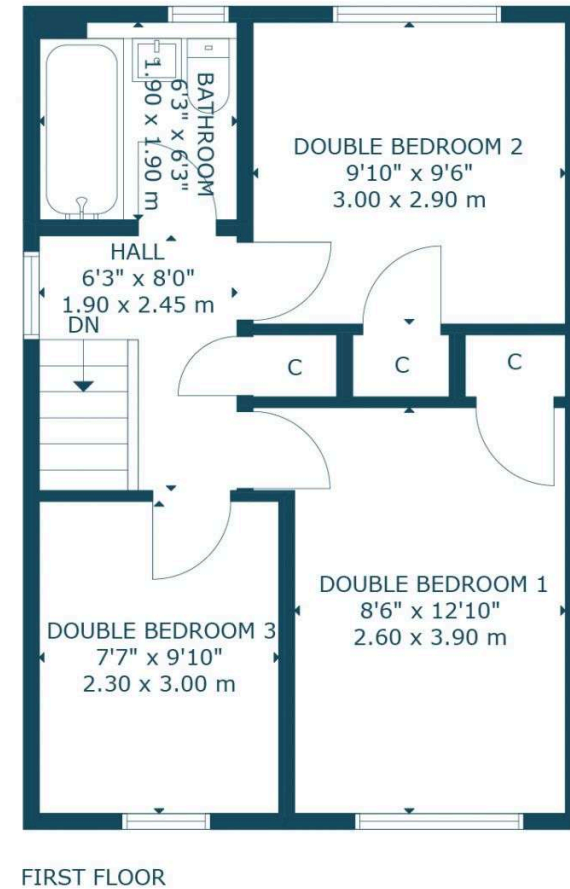
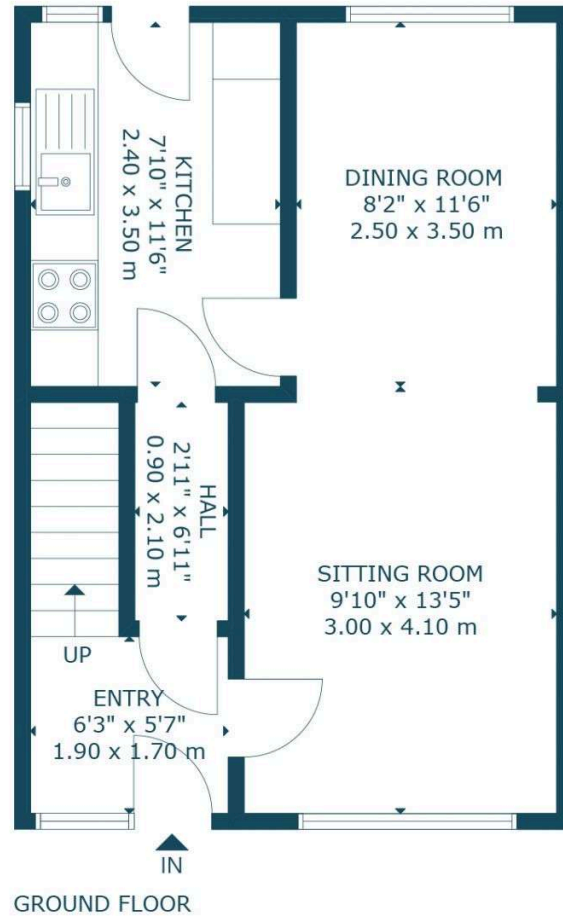
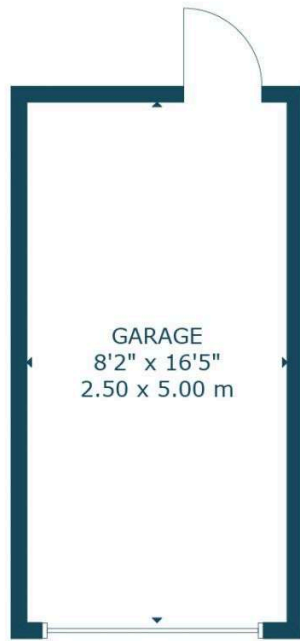
Currie is renowned for its top-ranking primary and secondary schooling. The area enjoys superb recreational, leisure and sports facilities including Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club. There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.

EXTRAS

All blinds, light fittings, fitted flooring are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 840 SQ FT / 78 SQ M
 GARAGE 135 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.