

COULTERS[©]

8 HERMISTON STEADING

CURRIE, EDINBURGH, EH14 4BB

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Built in 2013, this end terrace family home forms part of a charming steading in the Hermiston conservation area. With an attractive façade that is part stone built, this handsome home perfectly blends old and new and further benefits from a tranquil setting and close-knit community.

Presented in excellent order throughout, the accommodation is set over two levels and on the ground floor comprises - an entrance hall with storage cupboard and handy WC; dual aspect sitting and dining room; modern kitchen boasting quality integrated appliances plus space for casual dining and a conveniently placed adjoining utility room.

Upstairs, there are three bedrooms including a delightful primary bedroom with a built-in wardrobe and en suite shower room. A contemporary family bathroom with bath, separate shower cubicle, wash hand basin and WC, is located off the landing along with a further storage cupboard. Additional storage is available within the loft.

KEY FEATURES



Handsome three bedroom end terrace home



Low maintenance private front garden



Short drive to Heriot Watt, Edinburgh Park & The Gyle



EPC Rating - D



Situated within a charming steading development



Allocated parking space plus visitors parking



Excellent transport links nearby



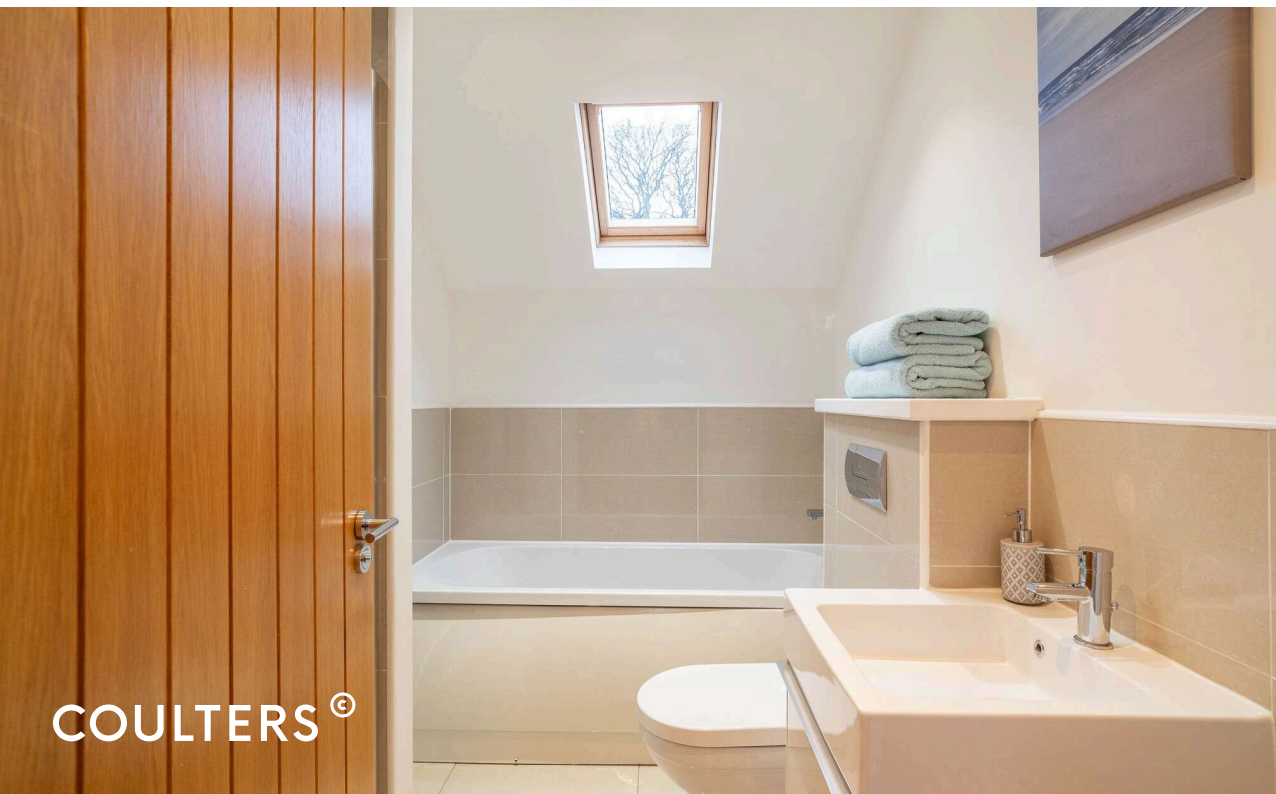
Council Tax Band - F



Heating and hot water are provided by a gas central heating system (operated by a modern Worcester boiler, replaced 3 years ago) and double glazing is fitted throughout. The factor for the development is Redpath Bruce and the monthly service charges are approximately £20.

The delightful front garden is level and surrounded by a mature hedge. The property comes with an allocated parking space plus parking for visitors, situated in a car park at the rear of the steading.





THE LOCAL AREA

Hermiston Steading, located just 6 miles from Edinburgh city centre and under two miles from the village of Currie, occupies a fantastic position set back from the Union Canal and within easy reach of many excellent amenities and transport links. Currie is renowned for its top-ranking primary and secondary schooling and is soon to have a brand new High School, set to open in April. A door to door bus service is in operation for the schools. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also within easy walking distance. Hermiston Gait retail park and The Gyle with an excellent selection of supermarkets, high street stores and coffee shops are situated approximately a five minute drive away.

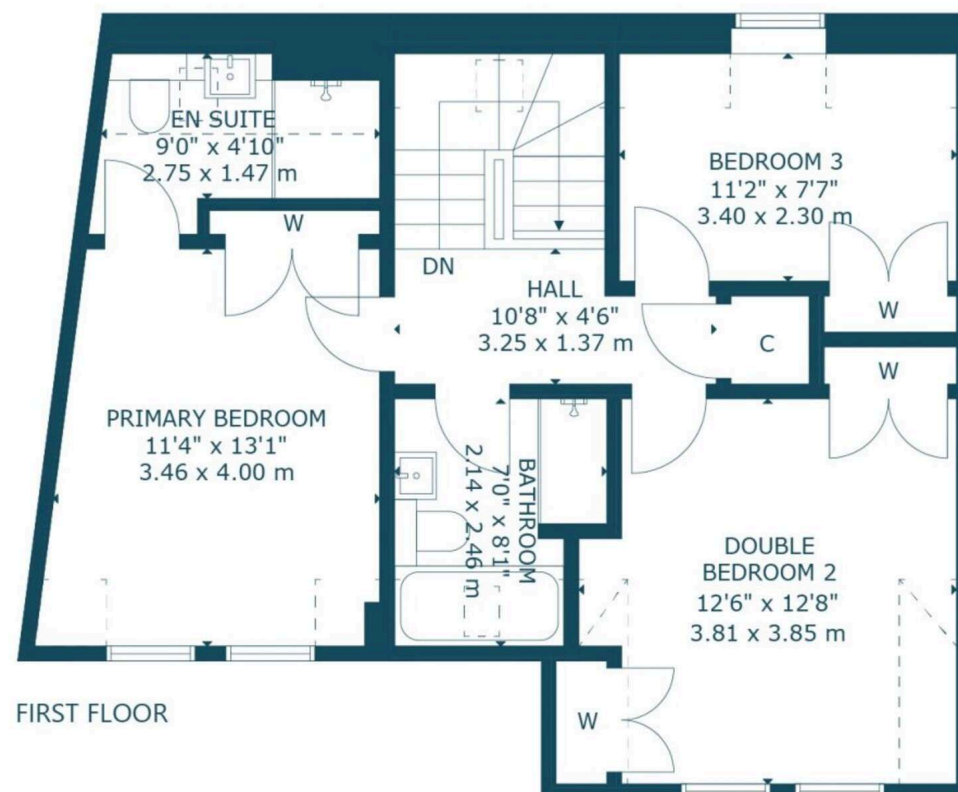
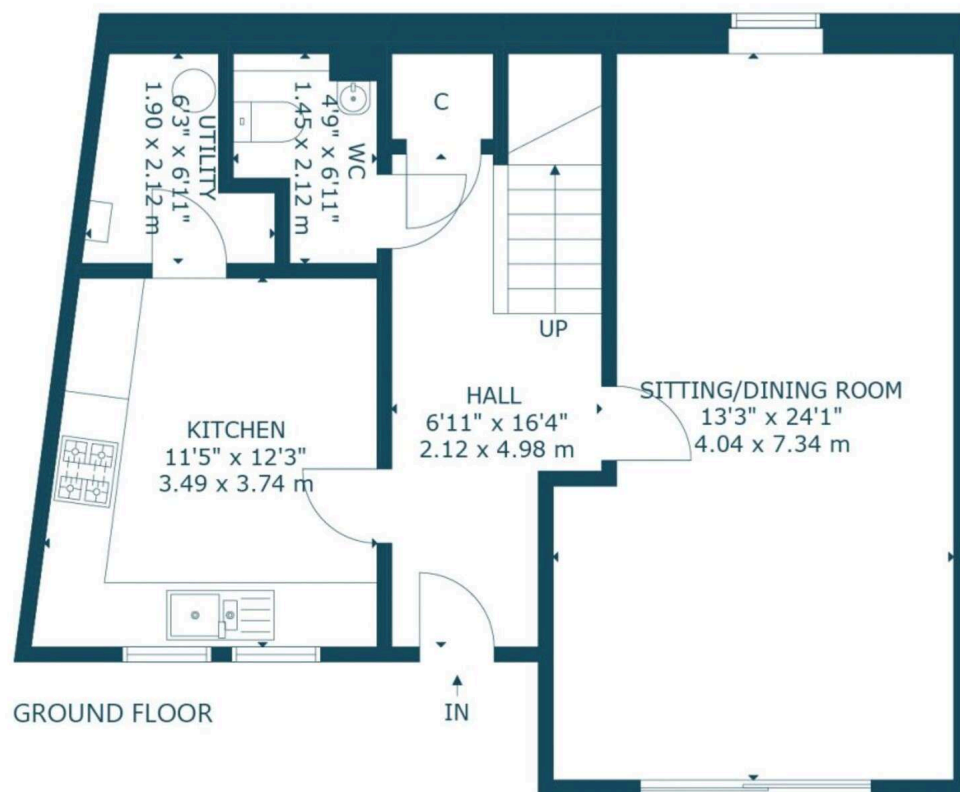
The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are superb transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Hermiston park and ride is walkable and Edinburgh Airport is also easily accessible via car or public transport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items, including the curtains, may be available by separate negotiation.

HOME REPORT VALUATION: £380,000





8 HERMISTON STEADING, CURRIE, EH14 4BB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,271 SQ FT / 118 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.