



Offers Over

**£320,000**

## 38 Rowantree Avenue

Currie | Edinburgh | EH14 5AU

A stylish, recently renovated detached bungalow, which is peacefully situated on a leafy cul-de-sac and enjoys a superb location in the desirable suburb of Currie.

-  3 bedrooms
-  1 public room
-  1 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band - D



## Description

Boasting a generous low maintenance garden, garage and drive to the front, the property would be well suited to both the young family and those looking to downsize to something a little more manageable.

The accommodation briefly comprises: entrance hallway with built-in storage, spacious southerly facing reception/dining room with near floor to ceiling windows, attractive flooring and contemporary feature wall, sleek Wren kitchen which has been fitted with a variety of stylish modern units, complete with coordinated worktops/splash tiling and an assortment of built in appliances, good sized principal bedroom quietly located to the rear overlooking the back garden, second double bedroom with fresh neutral décor and quality modern flooring, versatile single bedroom which is currently in use as an office but would also work well as a child's bedroom or nursery, and contemporary family bathroom with fashionable brass style fittings, tiling to splash areas and over-bath mains shower.



## Extras

All light fittings, blinds, and integrated appliances will be included in the sale.

## Gardens and Parking

To the rear of the house is a generous landscaped garden which has been laid to low maintenance paved seating, with chip stone beds, timber fence border and planted beds. A detached garage provides excellent overspill storage. To the front of the house a monobloc driveway provides off-street parking, with ample visitors parking on-street.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

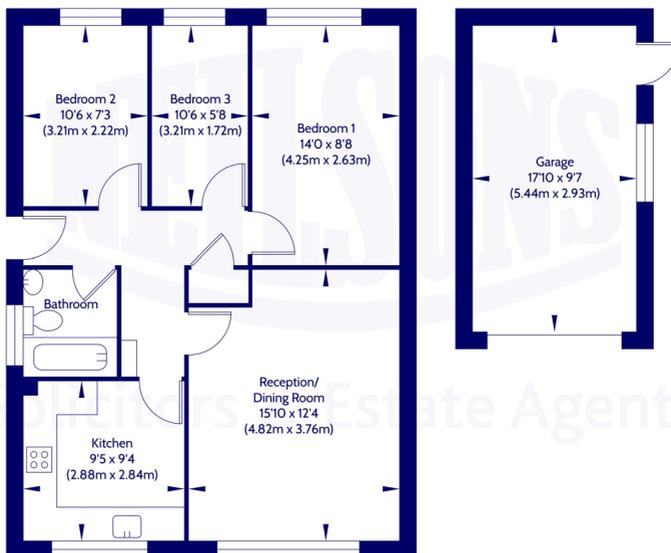
The popular village of Currie has become an established suburb of the City of Edinburgh, offering easy access to the city centre by way of frequent public transport services along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide highly regarded nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.





Approx. Gross Internal Floor Area 61 Sq M / 661 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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