



Location

This 3 bed, semi-detached house is situated in Currie, a highly regarded area on the South West outskirts of Edinburgh and enjoys a delightful setting nestled beneath the Pentland Hills.

It is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service and also a local railway station provide access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs in Currie, including butcher, chemist and convenience stores with further shops in the nearby Juniper Green and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

A variety of recreational and leisure facilities are available including a cinema at Westside Plaza, the local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snowsports centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Local schooling at all levels is well regarded with Nether Currie Primary School and the new, Passivhaus Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available at the nearby Heriot-Watt University, Napier University and Edinburgh College.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright living/dining room

Kitchen with cooker, fridge and freezer and door to conservatory: these items are believed to be in good working order though their condition is not warranted

Rear porch/conservatory off kitchen with access to garden

Shower room with walk in shower, wash basin and WC

Three bedrooms (2 with built in storage)

Extra features

Double glazing

Gas central heating

Corner plot with extensive gardens to the front, gable and rear

Garage with driveway

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

