



RALPH SAYER
SOLICITORS & ESTATE AGENTS

12 Curriehill Road

Currie, Edinburgh, EH14 5NS

12 Curriehill Road

Located in a well-established residential area of Currie, 12 Curriehill Road is a spacious terraced home offering comfortable family living in a highly convenient setting with excellent access to local amenities, schools, and transport links into Edinburgh. Well-proportioned interiors include a generous living room with a fireplace and French doors leading into the dining room, creating an ideal space for both everyday life and entertaining. A dual-aspect dining room with sliding doors opens onto the enclosed rear garden, while the well-appointed kitchen also enjoys direct garden access. With three bedrooms, a family bathroom, a private garden and private driveway parking, this is a superb family home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Property Summary

- Terraced house in Currie
- Established residential setting
- Entrance hall with stairwell
- Spacious living room with fireplace and French doors
- Dual-aspect dining room with sliding door to the garden
- Well-appointed kitchen with fitted units and garden access
- Carpeted main bedroom with sunny aspect
- Two more bedrooms
- Bathroom with overhead shower
- Private garden, enclosed to the rear
- Private driveway
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C | Home Report Value - £260,000







Spacious living room with
fireplace and French doors,
a dual-aspect dining room
and a well-appointed
kitchen







Carpeted main bedroom
with sunny aspect,
two more bedrooms and a
bathroom with overhead
shower





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dream property!



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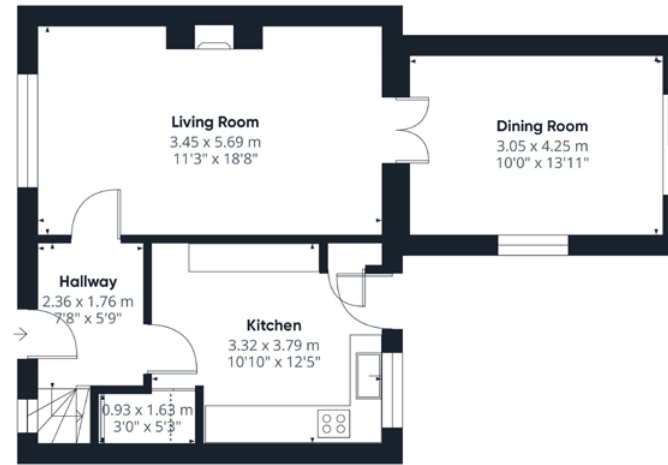
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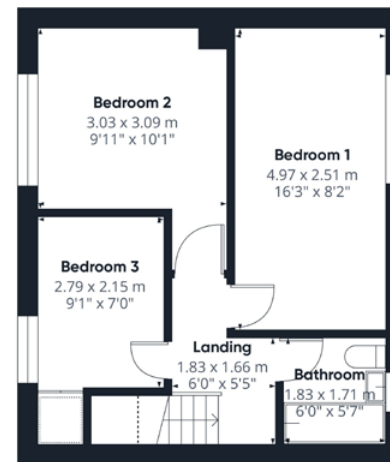
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Main Floor



Floor Level 2



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Approximate total area⁽¹⁾

85.6 m²
922 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS