



Fixed price £220,000

202 Currievale Drive, Curriehill, Currie, EH14 5TH





Two Bedroom Semi Detached Bungalow In Need of Modernisation

In need of some modernisation, this bright, two-bedroom, semi-detached bungalow offers comfortable accommodation, with a large rear garden with views to the countryside. Private driveway.

Semi-Detached Bungalow, Entrance Hall, Sitting/Dining Room Overlooking Garden, Fitted Kitchen with Integrated Appliances, Two Bedrooms with Built-In Wardrobes, Bathroom with Shower Over Bath, Private Front and Rear Gardens, Driveway

No warranty is given on the Solar Panels, white goods and central heating.

ACCOMMODATION (WIDEST POINTS)

Living Room/Dining Room 19'3" x 9'1" (5.87 x 2.79)

Kitchen 11'3" x 6'5" (3.43 x 1.96)

Bedroom 1 12'2" x 8'9" (3.71 x 2.69)

Bedroom 2 10'11" x 7'1" (3.33 x 2.16)

LOCATION

Tucked away at the end of a quiet residential cul-de-sac and backing onto open countryside, this home enjoys a superb setting close to the shops and cafés on Lanark Road West, with the wider amenities of Balerno nearby. The picturesque Water of Leith towpath is a short distance away, offering a scenic route into Edinburgh City Centre, while Harlaw Reservoir provides expansive parkland for outdoor pursuits. Families benefit from proximity to Currie Community High School, Currie Primary School, Woodlands School and Currie Leisure Centre. For commuters, the A70 gives quick access to the City Bypass and onward links to the M8/M77, and several bus routes serve the area. Curriehill is the most convenient National Rail station.

EXTRAS

White Goods Included in the Sale

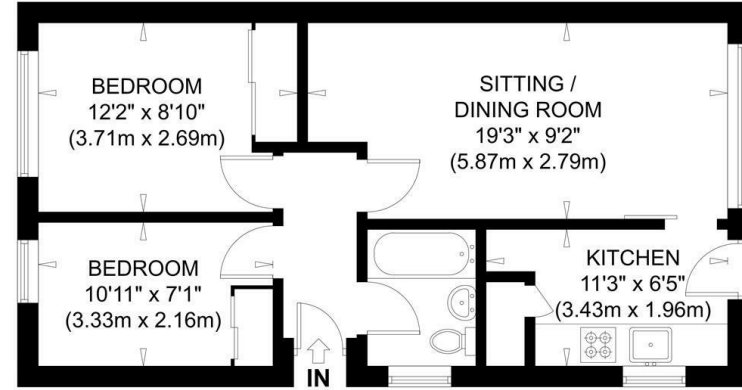
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244.





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 47.7 SQ M / 513 SQ FT

CURRIEVALE DRIVE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 47.7 SQ M / 513 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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HM Harper
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 Estate Agents & Solicitors

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.