



1 Currievale Drive, Currie

Offers Over £309,000



1 Currievale Drive

Currie, Currie

****Semi Detached Three Bedroom Property **** A beautifully presented, walk-in-condition property in the highly sought-after area of Currie. This exceptional home is a true credit to the current owners.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Vestibule

A well-designed vestibule creates a welcoming first impression, offering a stylish and practical space for coats and jackets before seamlessly leading into the lounge.

Lounge/Diner

18' 5" x 13' 0" (5.61m x 3.95m)

This lovely, spacious, and bright room is filled with natural light streaming through a large window, creating a warm and inviting atmosphere. The room features soft carpet flooring and a central ceiling light, adding both comfort and practicality. With direct access to the primary bedroom, kitchen, and upper level, the layout is both convenient and well-connected. Fresh décor enhances the clean, modern feel of the space, making it move-in ready.

Generously sized, the room comfortably accommodates a large table and chairs.

Kitchen

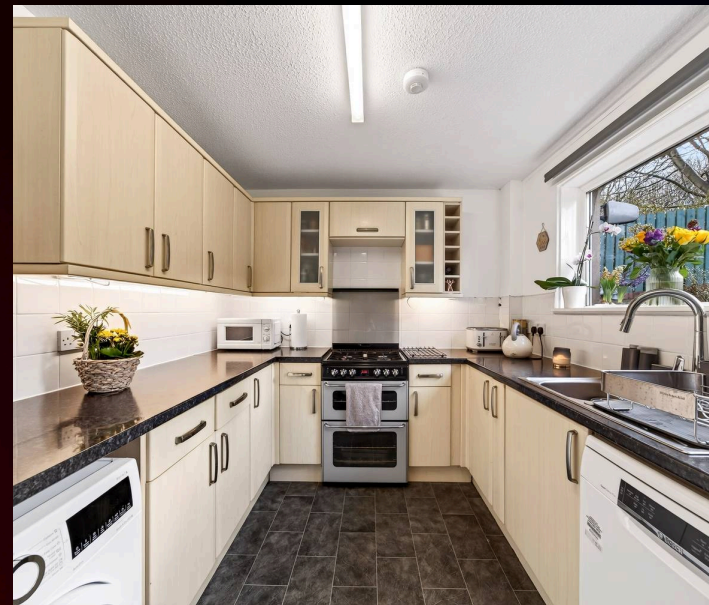
12' 11" x 8' 3" (3.93m x 2.51m)

This well-proportioned kitchen enjoys a pleasant rear outlook over the garden, creating a bright and welcoming space. It features practical vinyl flooring and a half-glazed door that opens directly onto the rear garden, allowing for easy access and additional natural light. The kitchen is fitted with stylish splashback wall tiles and offers ample space for a washing machine, dishwasher, and an American-style fridge freezer. A slot-in gas cooker is neatly positioned, complemented by generous storage options to keep the space organised and functional.

Primary Bedroom

11' 9" x 8' 6" (3.57m x 2.59m)

This stunning, modern primary bedroom has been thoughtfully converted from the former garage, creating a spacious and stylish retreat. The room benefits from a large front-facing window that fills the space with natural light, enhancing its bright and airy feel. Featuring soft carpet flooring, a radiator for year-round comfort, and contemporary ceiling spot lighting, every detail has been designed with comfort and practicality in mind. Fresh, tasteful décor adds to the room's inviting atmosphere. Generously sized, this impressive bedroom offers ample space for furnishings and enjoys the added convenience of direct access to a private en suite shower room, making it a perfect blend of luxury and functionality.





En Suite Shower

8' 2" x 2' 10" (2.50m x 0.87m)

This beautifully designed, modern shower room is finished to an exceptional standard, featuring stylish tiled walls and matching flooring for a sleek, cohesive look. A side window allows for natural light and ventilation, enhancing the bright and airy feel of the space. The room is fitted with a contemporary floating sink, complemented by a modern mixer tap and vanity-style WC, creating a clean and elegant finish. Ceiling spot lighting adds a touch of sophistication and perfectly illuminates the space. A standout feature is the walk-in shower cubicle, complete with a glass folding door and a large rainfall shower head, powered by a mains-fed system. An additional secondary shower fitting provides extra convenience. A decorative shelf offers practical storage for toiletries, completing this stylish and highly functional shower room.

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.53m)

A great-sized second bedroom with a pleasant front-facing aspect, allowing plenty of natural light to flow through the large window. The room features soft carpet flooring and a central ceiling light, creating a warm and comfortable atmosphere. Well-presented with fresh, neutral décor, the space is both bright and inviting. A useful built-in storage cupboard adds practicality, making this an ideal bedroom, guest room.

Bedroom Three

13' 0" x 8' 6" (3.97m x 2.58m)

This lovely third bedroom is beautifully presented with fresh, modern décor and is currently used as a nursery and home office, showcasing its versatility. A good-sized double room, it enjoys a rear-facing window that provides a pleasant outlook and plenty of natural light. The room features soft carpet flooring, a central ceiling light, and a radiator for added comfort. Generous proportions allow ample space for freestanding furniture, making it ideal as a bedroom, workspace, or multi-functional family room.





Bathroom

6' 2" x 5' 6" (1.89m x 1.67m)

This fresh bathroom offers a bright and inviting space, enhanced by a side window that provides natural light and ventilation. The room features practical laminate flooring and stylish splashback tiles, creating a clean and modern finish. A bath with mixer taps. The suite also includes a WC and a sink, thoughtfully arranged for everyday comfort. A chrome heated towel rail adds a touch of luxury, while a decorative shelf provides useful storage for toiletries, completing this functional yet stylish bathroom.





FRONT GARDEN

The property boasts a beautifully maintained front garden, featuring a neat lawn complemented by mature trees and well-established shrubs, creating an attractive and welcoming setting. A smartly paved pathway leads to the front door, enhancing the home's excellent kerb appeal and providing an inviting entrance.

REAR GARDEN

The spacious rear garden is a fantastic outdoor space, featuring a south-facing paved patio—perfect for relaxing or entertaining alongside a well-kept lawn area. It also benefits from a hot and cold outdoor tap and external lighting for added convenience. A decorative wall adds character and privacy, completing this attractive and generously sized garden.

DRIVEWAY

2 Parking Spaces

The property benefits from a generous monoblock driveway adjacent to the house, offering excellent off-street parking while being low maintenance and highly practical.



1 Currievale Drive, Currie, EH14 5RN



Approx. Gross Internal Floor Area 859 sq. ft / 79.85 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

EU Directive
2002/91/EC





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

