










Offers Over  
**£315,000**

## 20 Corslet Road

Currie | Edinburgh | EH14 5LY

An exceptionally appealing, thoughtfully extended semi detached villa, situated on an established residential street close to excellent local schooling/transport links in the desirable village of Currie

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



## Description

The house rests on generous and beautifully maintained garden grounds and offers flexible, well-proportioned accommodation, perfectly suited to the growing family and professional couples looking to future proof.

The ground floor briefly comprises entrance hallway with stair to the upper level and built-in storage cupboard, generously sized dual facing reception/dining room with carpeted floor, focal fireplace and a versatile dining/ additional family living space, attractive breakfasting kitchen which has been fitted with an excellent assortment of white base and wall mounted units, together with coordinated worktops, splash tiling, herringbone style flooring and access to the rear garden. A shower room with counter sunk basin, wall/floor tiling, WC and electric shower enclosure complete the lower level.

On the upper floor you have a spacious principal bedroom with twin windows and built-in storage, a further double bedroom located to the rear with bright south facing views over the back garden, and a generous single bedroom which would work well as a home office or child's bedroom.



## Extras

All light fittings, blinds, floor coverings, fixtures, white goods and built-in appliances will be included.

## Gardens and Parking

To the front of the house is a neatly kept lawned garden together with an extensive monobloc driveway and large single garage, providing excellent off-street parking/overspill storage. To the rear you have a substantial south facing private garden which has a lovely open feel and comprises lawn, chip beds, well stocked planted borders and a paved seating area.

## 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. Hermiston Park and Ride is a short drive away, as is Edinburgh International Airport, for those travelling further afield. 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.

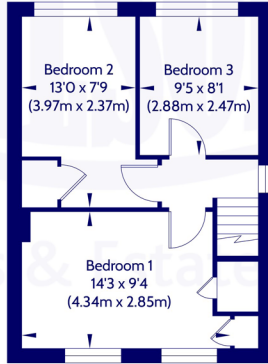




Approx. Gross Internal Floor Area 79 Sq M / 846 Sq Ft.



Ground Floor



1st Floor



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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- [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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