



# 21 FORTH VIEW ROAD

Currie, Edinburgh, EH14 5QE



1

Public Room



2

Bedrooms



1

Bathroom



## 21 FORTH VIEW ROAD

**B**enefiting from unrestricted on-street parking, with ample opportunity to extend side and back, and generous enclosed gardens with a powered summer house, as well as being positioned to catch the sun into the late evening at the back, this two-bedroom end-terraced house presents an appealing option for professionals and small families. Quietly positioned in the village-like suburb of Currie, it is well connected by road, bus, and rail, with the City Bypass and Edinburgh city centre within easy reach, as well as Currie Primary and Currie High School within walking distance. The home offers inviting, modern interiors filled with natural light, including a spacious dual-aspect reception room connected to a kitchen with garden access, along with two double bedrooms and a new bathroom fitted with a shower-over-bath.







**D**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Peaceful suburban location served by rail and bus links
- End-terraced house with light-filled modern interiors
- Entrance hall with storage
- Spacious dual-aspect living/dining room with kitchen access
- Kitchen opening onto the rear garden
- Two double bedrooms (one with storage)
- Brand new bathroom (2024) with shower-over-bath
- Enclosed front and rear gardens
- Powered summer house – ideal as a quiet office or hobby space
- Ample unrestricted on-street parking







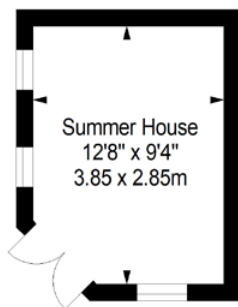
Extras: All fitted floor and window coverings and light fittings, plus a fridge/freezer are included.



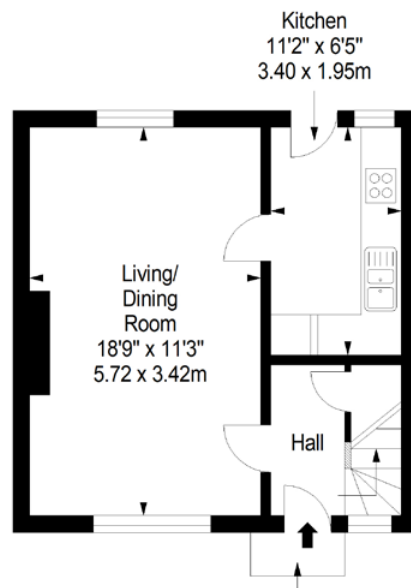
# CURRIE, EDINBURGH

Nestled between the Pentland Hills and the Water of Leith, the area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands, with rivers and reservoirs on your doorstep, the centre of Edinburgh, only seven miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater to your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away and offer an extensive range of High Street names and large supermarkets.

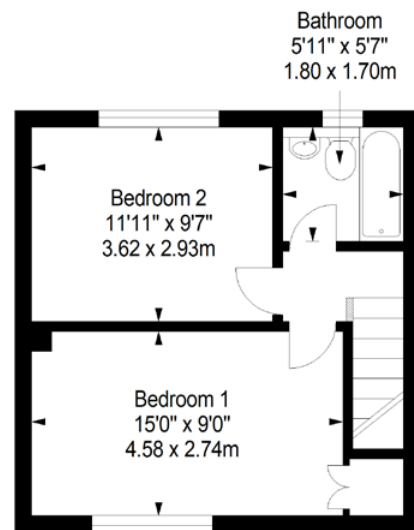
**Summer House**  
Approx. 10.5 sq. metres (113.0 sq. feet)



**Ground Floor**  
Approx. 32.2 sq. metres (346.6 sq. feet)



**First Floor**  
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 64.4 sq. metres (693.2 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.