



## Location

This 2 bed semidetached home is situated in Currie, a highly regarded area on the South West outskirts of Edinburgh and enjoys a delightful setting nestled beneath the Pentland Hills.

The property is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service and also a local railway station provide access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs in Currie, including butcher, chemist and convenience stores with further shops in the nearby Juniper Green and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away and the Balerno Farmers' Market offers local and fresh produce once a month.

The area benefits from a wide variety of recreational facilities including cafes, traditional pubs, a hairdresser, library and a cinema at Westside Plaza. There is also an Edinburgh Leisure gym within Currie High School, a local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snowsports centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Local schooling at all levels is well regarded with Nether Currie Primary School and the new, Passivhaus Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available at the nearby Heriot-Watt University, Napier University and Edinburgh College.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





### Accommodation

Entrance hallway

Bright living room with fireplace

Kitchen

Two good sized bedrooms

Bathroom with shower, washbasin and WC

Floored attic space providing addition storage

### Extra features

Gas central heating

Double glazing

Double Garage

Driveway

Small garden to the front

Large garden area to the rear

Garden shed



### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

