



30 Brock View, Currie, Edinburgh, EH14 5TW

Impressive four-bedroom detached family home with gardens, driveway and garage

URQUHARTS
EDINBURGH



DESCRIPTION

30 Brock View is an impressive and generously proportioned four-bedroom detached house, forming part of an exclusive development, with front and rear gardens, driveway and garage. The property is superbly situated in the popular Currie area with excellent schools, amenities and public transport links, with Curriehill train station within walking distance from the property offering a short commute to Edinburgh city centre and further afield.

Entrance hall and WC; bright bay windowed living room overlooking the front garden, leading to the spacious kitchen / dining room with direct access to the enclosed rear garden; modern fitted kitchen with wall & base units, integrated appliances and utility room, with access to the side driveway; and a children's playroom, study/office or guest bedroom 5. On the upper level, a master bedroom with en-suite shower room and dressing room/walk in wardrobe; three further good-sized bedrooms; and a family bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room & utility room. Study/Bedroom 5. Four double bedrooms (one en-suite). Bathroom. WC.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with an enclosed rear garden mainly laid to lawn with patio area, decking area and mature borders. Driveway leading to a semi-detached single car garage. The development is factored by Hacking & Paterson and there is an approx. quarterly fee £60 for the upkeep of the communal areas.

LOCATION

Currie is a desirable residential suburb to the southwest of Edinburgh, approximately 5 miles from the City Centre, and is conveniently located for the Edinburgh City Bypass, major motorway networks, Forth Road Bridge and Edinburgh Airport. Regular train and bus services run to and from the city centre and surrounding areas. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait





and the Gyle Shopping Centre. Catchment schools include Currie Primary and High School, St Cuthbert's RC Primary School and St Augustine's RC High School with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Heriot Watt and Napier university campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis and bowling clubs.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and integrated kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

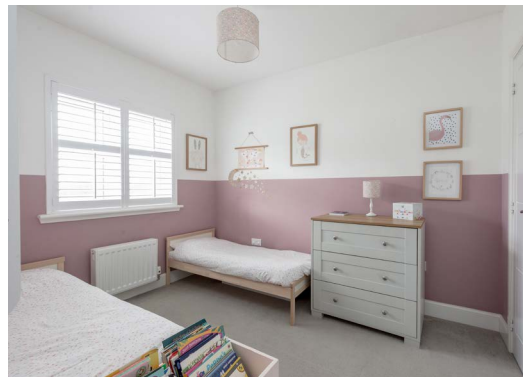
HOME REPORT

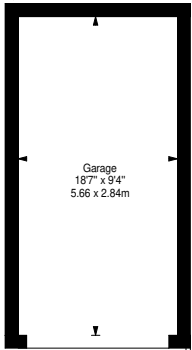
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **B**

Tenure Freehold

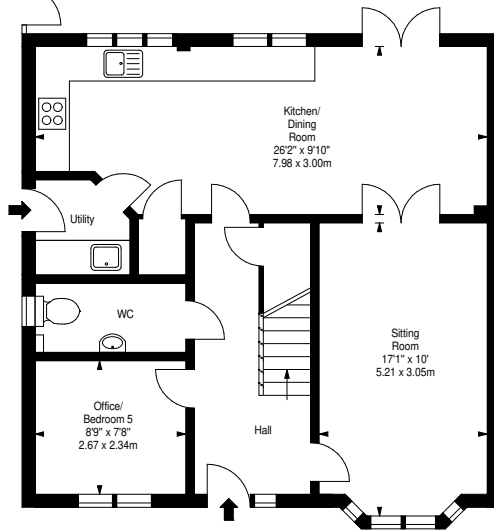




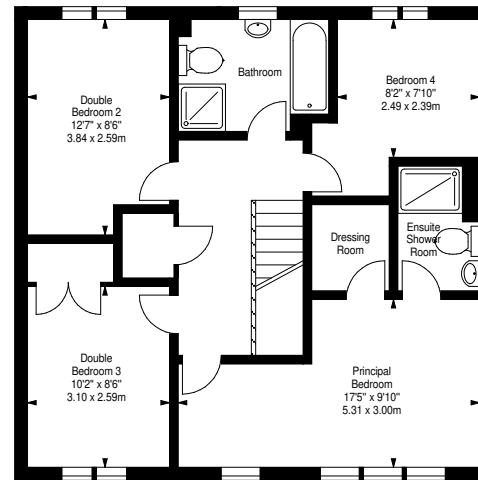
**30 Brock View,
Currie,
Midlothian, EH14 5TW**



Approx. Gross Internal Area
1372 Sq Ft - 127.46 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.