Harper Macleod LLP
Estate Agents & Solicitors







Fixed price £290,000

16 Stewart Crescent, Currie, EH14 5SE

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Spacious 3-Bedroom Semi-Detached Villa
Set in a quiet residential area of Currie

Set on a generous corner plot on a quiet residential cul-de-sac in Currie, this three bedroom semi-detached home offers versatile living space with ample off-street parking and a private garden.

Smart Semi-Detached Villa; Large Corner Plot; Entrance Hall; Living/Dining Room; Separate Kitchen; Ground Floor Bedroom; En Suite Bathroom; Two Further Bedrooms; Shower Room; Fully Floored Attic; Double-Glazed; Gas Central Heating; Ample Driveway Parking; Private Rear Garden.

ACCOMMODATION (WIDEST POINTS)

Livingroom	18'8" x 11'1" (5.71 x 3.40)
Kitchen	11'1" x 6'5" (3.40 x 1.98)
Bedroom 1	11'10" x 11'8" (3.61 x 3.56)
Bedroom 2	14'9" x 8'11" (4.52 x 2.72)
Bedroom 3	11'6" x 9'6" (3.51 x 2.92)

LOCATION

Stewart Crescent is a residential no-through road situated in Currie, a sought after area southwest of Edinburgh. There are local amenities located nearby on Lanark Road West, including shops and takeaways, whilst a wider selection of amenities are also to be found in nearby Balerno village. Both Hermiston Gait and South Gale retail parks are within reach and offer a wider array of shopping options. The Water Of Leith Walkway is not too far away and offers a green, traffic free corridor into the city, or up into The Pentlands Hills Regional Park. Curriehill Station is just under a mile away and offers links to both Edinburgh and Glasgow city centres. Regular buses run along Lanark Road West offering another route into the city, whilst motorists can gain swift access to the City Bypass at Clovenstone or Calder junctions, and from there to the M8, M9 and Queensferry Crossing. Currie Community High School is less than 0.5 miles away.

EXTRAS

White goods included in the sale

EPC RATING

B

VIEWING

Viewing by appointment only Telephone: 0131 554 6244











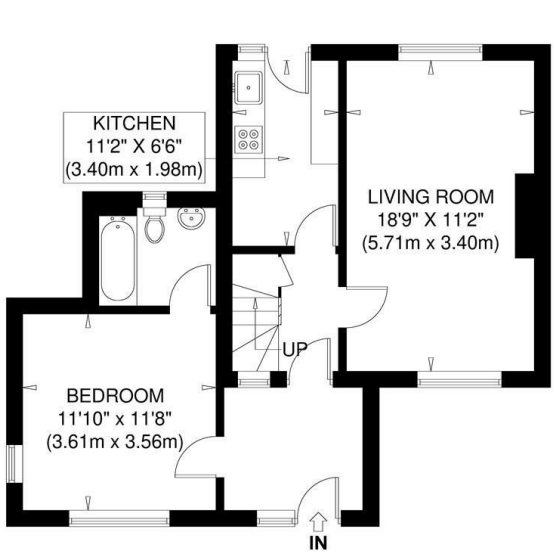




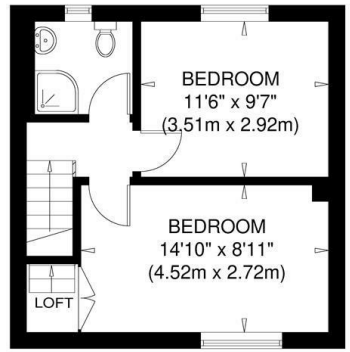








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 56.4 SQ M / 607 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 31.3 SQ M / 336 SQ FT



STEWART CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 87.7 SQ M / 943 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.