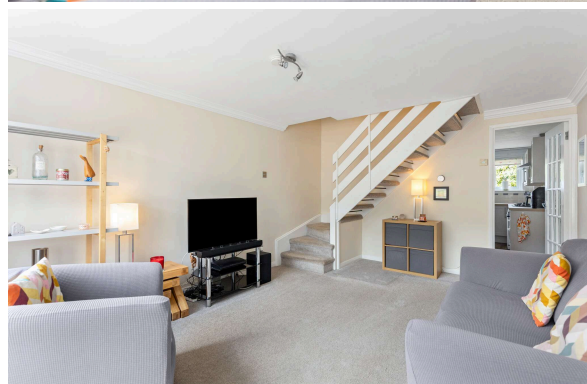




52 Currievale Drive
CURRIE | EDINBURGH | EH14 5RW


warners
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52 Currievale Drive

CURRIE | EDINBURGH | EH14 5RW

A well-presented two-bedroom end-terraced house situated in the popular residential area of Currie, Edinburgh. The property offers bright and spacious accommodation throughout and would make an excellent home for a variety of buyers.

The ground floor comprises a spacious and bright living room, along with a contemporary kitchen featuring a good range of floor and wall-mounted units and ample worktop space. Upstairs, there are two generous bedrooms, with the principal bedroom benefiting from useful built-in storage. The accommodation is completed by a stylish bathroom with a three-piece suite and shower over the bath.

Externally, the property benefits from a private driveway and garage, providing excellent parking and storage. The fully enclosed rear garden features both a lawn and decking area, offering an ideal space for outdoor relaxation and entertaining.

- Two bedroom end terraced house
- Driveway for off-road parking
- Garage
- Fully enclosed rear garden
- Double glazing
- Gas central heating.

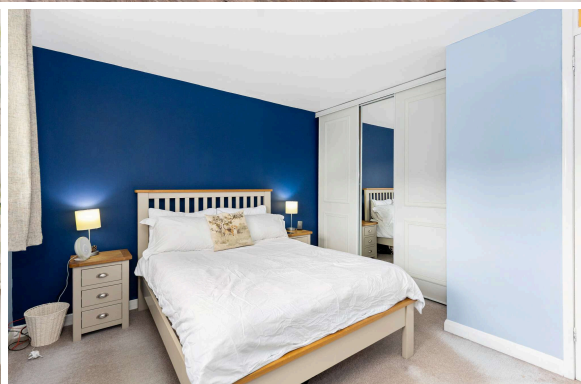
Energy Rating C. Council Tax C.

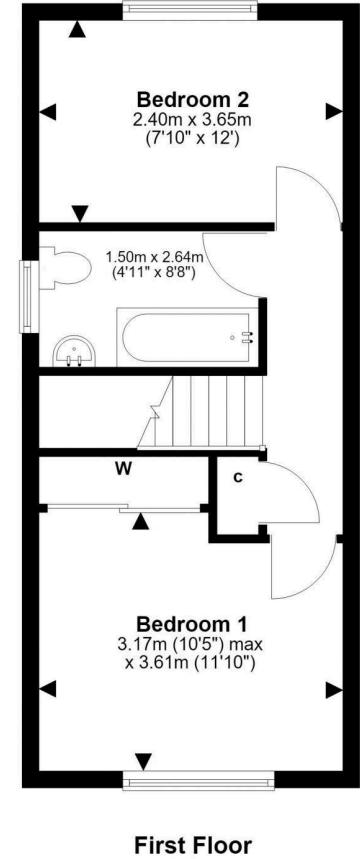
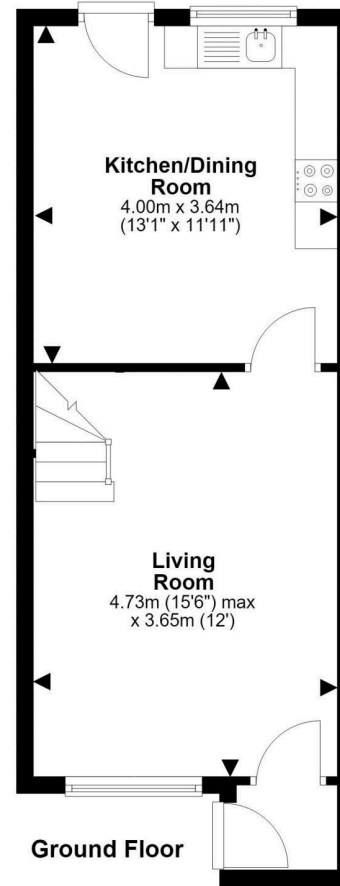
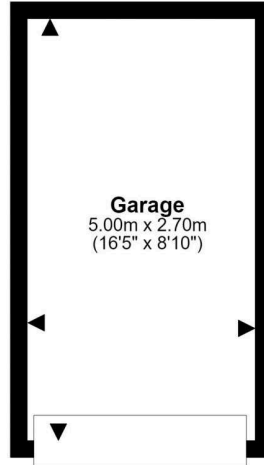
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, integrated kitchen appliances, dishwasher, curtains, blinds and light fittings will be included in the sale. The washer/dryer will not be included in the sale.

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.