

COULTERS<sup>©</sup>

# 61 CURRIEVALE PARK

CURRIE, EH14 5TL

 3 BED  1 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

61 Currievale Park is a beautifully presented, detached home at the end of a cul-de-sac set within the tranquil and well-connected suburb of Currie, just a short distance from the heart of Edinburgh. The property is approximately a 15 minute walk from Curriehill Station.

The home has been upgraded for modern living, with the addition of solar panels and an EV Zappi charger. Offering appealing internal spaces with a wrap around private garden, driveway, and garage, this property gives an engaging balance of comfort, practicality, and lifestyle appeal.

## KEY FEATURES



Bright, well presented, energy efficient detached family home with solar panels.



Three double bedrooms, one with fitted wardrobes.



Private front, side and rear gardens.



Garage, driveway, EV charger and unrestricted on street parking.



Located in the popular area of Currie to the West of the Edinburgh.



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - E



The accommodation has been thoughtfully arranged to suit the needs of modern living. At its heart is a bright and spacious sitting room with views to the front of the property. The dining room is a welcoming, flexible space ideal for both everyday use and entertaining, filled with light from the large rear window.

With direct access to the garden, the bright fitted kitchen has wall and base mounted cabinetry, in addition to ample workspace and incorporates an electric hob, oven, dishwasher, washing machine and fridge/freezer.





## CONTINUED...

Double bedroom one is particularly spacious with views to the front of the property, whilst the second double bedroom benefits from extensive fitted wardrobes. Double bedroom three is currently utilised as a home office, but can also be used as guest accommodation. A convenient downstairs WC adds practicality, in addition to the family bathroom on the upper floor with a mains powered shower over the bath.

An Intelligent Tado heating system (with individual room-by-room zone control) has been installed, in addition to solar panels which generate an additional income of approximately £400-£500 each year, whilst saving £200-£300 on electricity.

Externally, there is a good sized decked area to enjoy the afternoon sun in good weather. Mainly laid with lawn and planted borders, it offers an inviting retreat throughout the year - perfect for entertaining, gardening, or simply enjoying the outdoors in peaceful surroundings. To the front and side, a private driveway and single garage provide practical parking and storage solutions.



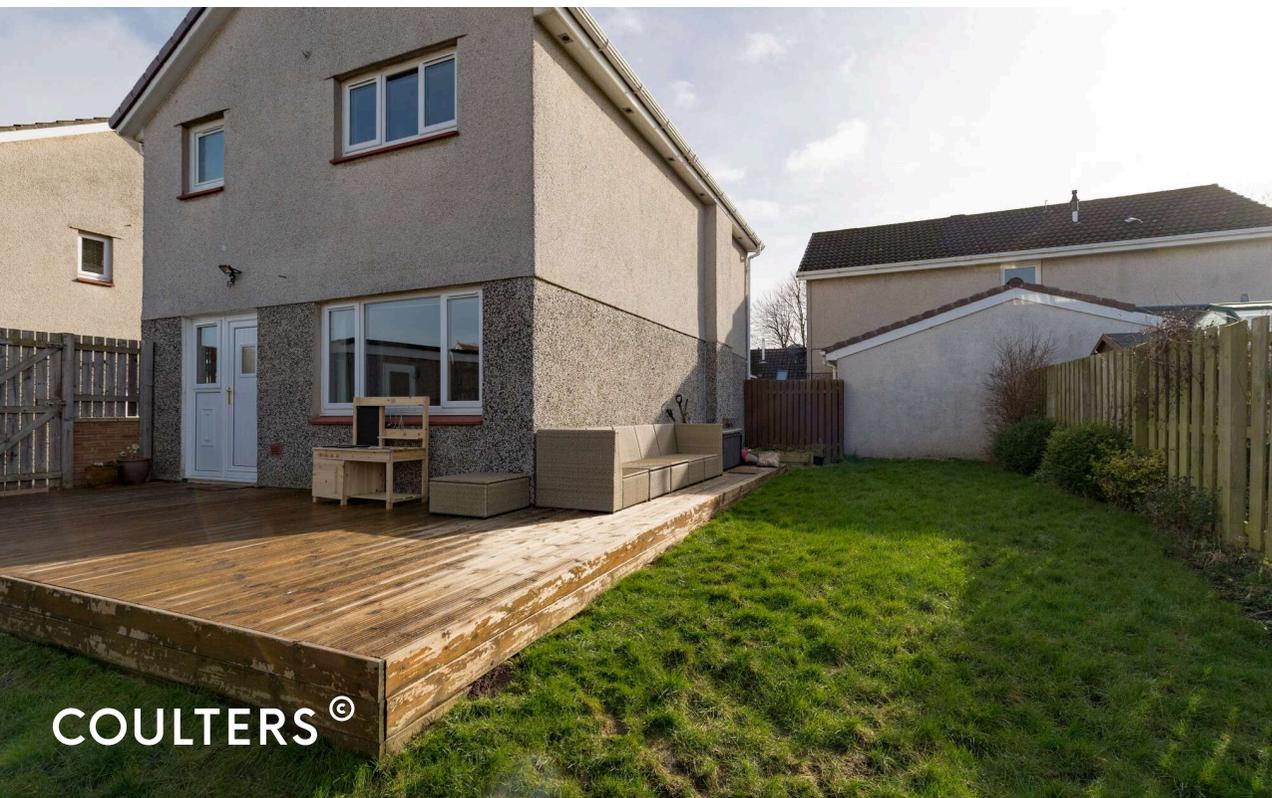




## THE LOCAL AREA

Nestled beside the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with easy access to the Pentland Hills, it is hard to believe that Edinburgh city centre is only five miles away. The area caters for everyday needs with amenities including a post office, Co-op, restaurants, traditional pubs and a library.

Currie is renowned for its top-ranking schools which now includes the brand new, state-of-the-art Currie Community High School. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also closeby. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are excellent transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Edinburgh Airport is also easily accessible via car or public transport.



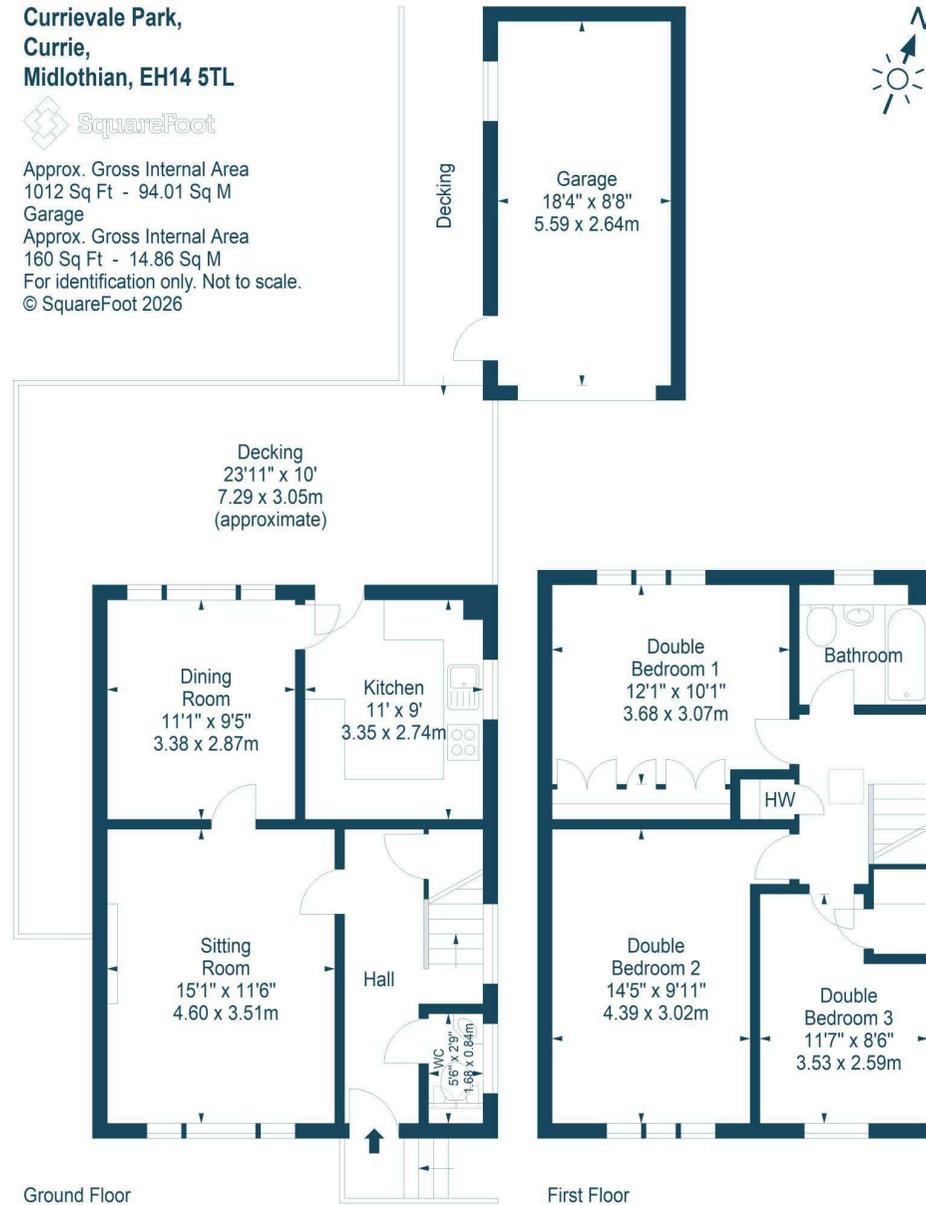
## EXTRAS

All blinds, curtains, light fittings, fitted flooring, Tado heating, EV charger and integrated appliances are included in the sale price.

Currievale Park,  
Currie,  
Midlothian, EH14 5TL



Approx. Gross Internal Area  
1012 Sq Ft - 94.01 Sq M  
Garage  
Approx. Gross Internal Area  
160 Sq Ft - 14.86 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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0131 603 7333



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.