

COULTERS<sup>©</sup>

# 16 LANARK ROAD WEST

CURRIE, EDINBURGH, EH14 5ET

 5 BED  2 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

The Gables is a substantial detached family home occupying an exceptional corner plot on the edge of Currie, offering over 1860 sq ft of internal accommodation, extensive private gardens, outstanding parking, and exciting scope for future enhancement.

Set on a wonderfully generous plot bordered by open field ground to the rear, this is a home with rare outdoor space and excellent long-term potential. The house itself offers a highly flexible layout with multiple reception spaces and five bedrooms arranged over two levels. On the ground floor, the entrance vestibule opens to a welcoming hallway with storage. To the rear, the spacious sitting room enjoys a tranquil spot overlooking the garden whilst at the front of the house, the dining room has a bright south-easterly aspect with views of the surrounding countryside. The kitchen is fitted with a good range of cabinetry and excellent worktop space and connects through to a generous sun room with adjoining utility room and WC.

Also on the ground floor are two double bedrooms and a contemporary wet room, giving excellent flexibility for guests, multigenerational living, or those seeking predominantly ground-floor accommodation. Upstairs, there are three further double bedrooms, all with built-in storage, together with a family bathroom and additional eaves storage off the landing.

## KEY FEATURES



Detached home on large corner plot.



Superb renovation opportunity.



Single garage and multi-car driveway.



Additional extra large garage with great potential.



Lovely private gardens and open views.



Excellent local amenities & scenic walks nearby.



EPC Rating - D



Council Tax Band - G



Externally, the large corner plot allows for generous front and rear gardens, with the rear garden in particular offering a wonderful sense of space and privacy, bordered by the adjoining field. A path accessed directly from the back garden leads out beside the field, making it especially appealing for dog walkers and those who enjoy easy access to the surrounding green space. There is significant driveway parking, an attached single garage, and a substantial detached garage measuring approximately 9.45m x 5.70m, which offers fantastic versatility. In addition to secure parking, it would be ideal for those seeking space for a motor home, boat, workshop, home gym, or additional storage.

While the house would now benefit from a degree of modernisation, it represents a rare opportunity to acquire a sizeable home with superb flexibility, excellent outdoor space and clear scope to add further value.

The property is fitted with gas central heating and double glazing.



## 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 light fittings, fitted flooring and integrated appliances are included in the sale price. The oven is known not be working and will not be repaired or replaced prior to sale.

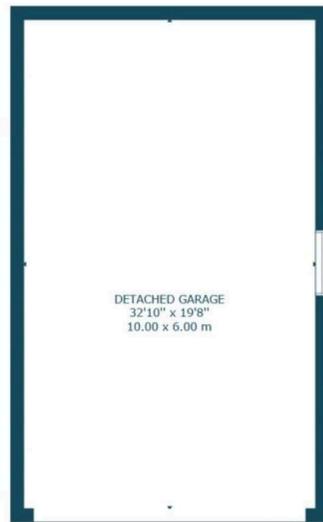
### PLANNING

The property has previously benefited from planning permission in relation to the detached garage, and while there is no longer active planning permission in place, a new submission has been made. The proposed plans are to convert the large, detached garage into a two-bedroom, bungalow with lovely gardens, a private drive, and a large garage.

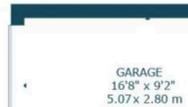
\*The Computer Generated Images (CGIs) shown here are for illustrative purposes only and are intended to provide an indication of the potential appearance of the property, subject to all necessary consents and final design. They do not form part of any contract or warranty, and the final build, specification, layout and finish may vary.

**HOME REPORT VALUATION: £530,000**

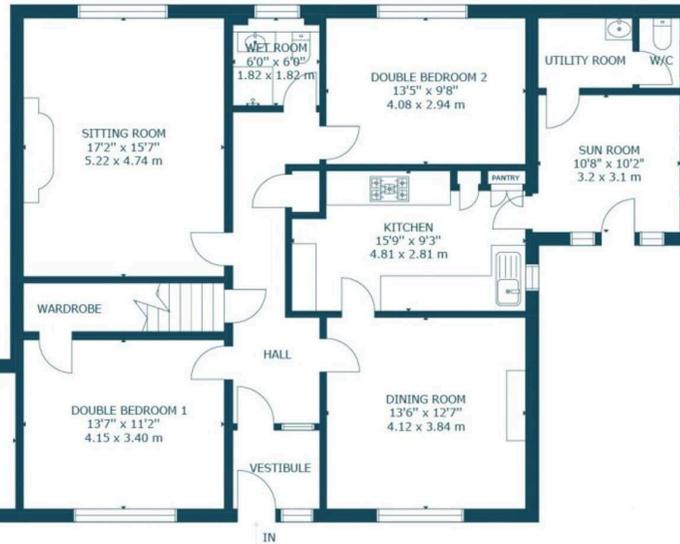




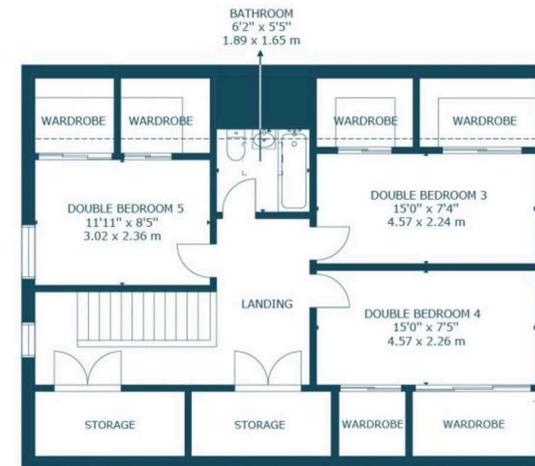
DETACHED GARAGE  
32'10" x 19'8"  
10.00 x 6.00 m



GARAGE  
16'8" x 9'2"  
5.07 x 2.80 m



GROUND FLOOR



FIRST FLOOR

THE GABLES, 16 LANARK ROAD WEST, CURRIE, EDINBURGH, EH14 5ET  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1862 SQ FT / 173 SQ M  
DETACHED GARAGE 646 SQ FT / 60 SQ M  
ATTACHED GARAGE 150 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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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.