



24 Currievale Park, CURRIE, EH14 5TL



## Welcome

Located in the popular and picturesque suburb of Currie, this spacious four-bedroom semi-detached house offers well-planned and versatile accommodation over two floors in move-in condition. The social centrepiece of the well-presented home is a generous dual-aspect open-plan living/dining room with a contemporary integrated kitchen, seamlessly flowing into the garden via folding doors. The interiors also feature four bedrooms (one with en-suite shower room), a stylish bathroom with shower-over-bath, a guest WC and outstanding storage throughout. Externally, a secure single garage and front-and-side gravel driveway affords parking for multiple vehicles, whilst the easy-maintenance rear garden has decking and lawn areas for entertaining or leisure.

- Inviting entrance hall with storage and WC
- Open-plan living/dining room with kitchen and garden access
- Principal bedroom with en-suite shower room
- Two further double bedrooms with storage
- Single bedroom/home office
- Naturally-lit bathroom with shower-over-bath
- Generous storage throughout
- Rear garden with decking and lawn areas
- Secure single garage and gravel driveway
- Gas central heating and double glazing





## Currie

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Currie is a highly regarded residential area situated to the south-west of Edinburgh, offering an attractive blend of semi-rural charm and excellent connectivity to the city centre. Nestled at the foot of the Pentland Hills, the area enjoys a picturesque setting with easy access to scenic walks and outdoor pursuits along with a range of local amenities, including shops, cafés, and well-regarded schooling at both primary and secondary levels. Currie benefits from excellent transport links, with regular bus and rail services from Curriehill Railway Station providing swift access to Edinburgh city centre and beyond. The proximity to the City Bypass also ensures convenient connections to the wider motorway network, Edinburgh Airport, and central Scotland. Combining a peaceful village feel with easy access to urban amenities, Currie is a popular choice for families, professionals, and those seeking a balance between city and countryside living.

## Extras

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All fitted floor and window coverings and light fittings are included in the sale.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

