



Highly desirable area of Currie

Beautifully extended, four bedroom semi-detached home



Situated in the highly desirable area of Currie, this beautifully extended four-bedroom semi-detached home offers spacious, contemporary family living in true walk-in condition. With excellent local amenities, highly regarded schools just a short walk away, and easy access to transport links, this is a superb opportunity for families seeking both space and convenience. The welcoming entrance hall provides a warm first impression and benefits from useful built-in storage. The true heart of the home is the stunning open-plan kitchen, dining and living space, thoughtfully designed to create a bright and sociable environment. Flooded with natural light from two skylights, this impressive room enjoys direct access to the enclosed rear garden, making it ideal for everyday family life and entertaining. The stylish kitchen features modern grey cabinetry, attractive worktops, integrated appliances, wall mounted TV and ample space for family dining. The adjoining living area boasts a bespoke media wall complete with surround sound system, TV bracket and concealed cabling, creating a sleek and practical entertainment space. A separate utility room and convenient WC further enhance the practicality of the ground floor. The flexible accommodation includes two double bedrooms on the ground floor, both benefiting from built-in wardrobes and contemporary en-suite shower rooms. One of the bedrooms also includes a wall-mounted TV. Upstairs, there are two further double bedrooms, each with built-in storage, together with a stylish family bathroom featuring a vanity unit, illuminated mirror, spotlights and additional storage space. The landing provides access via a Ramsay ladder to a fully floored attic with power, offering excellent additional storage. Externally, the property continues to impress. A large private driveway provides ample off-street parking, while infrastructure has been installed should the new owner wish to add an electric vehicle charging point. To the rear, the fully enclosed garden offers a wonderful outdoor space for families and entertaining alike. It features a decking area, lawn, established borders and mature trees, along with an external power socket. A rear gate provides direct access to the neighbouring park, creating an ideal setting for children.

Key Features

- Entrance hall with storage
- Open plan kitchen, dining, living room
- Utility room and a WC
- Two double bedrooms with ensuite shower rooms
- Two further double bedrooms
- Family bathroom
- Attic
- Double glazing and gas central heating
- Garden
- Driveway
- Some images have been virtually staged



Currie

Nestled on the western edge of Edinburgh, Currie combines village charm with excellent everyday convenience. The local centre offers a good range of independent shops, cafés, pubs, a post office and essential services, with further amenities easily accessible in neighbouring Juniper Green and Balerno. Commuters enjoy frequent bus services and quick rail links from Curriehill Station, making the city centre an easy journey for work or leisure, while key road connections put Edinburgh Airport and the wider region within reach. Families are well served by highly regarded schooling at all levels, including the newly opened Currie Community High School with modern sports, pool and community facilities, and several local primary schools close by. Active lifestyles are supported by nearby green spaces, parks such as Blinkbonny and Muir Wood, extensive walking and cycling routes along the Water of Leith, and the scenic Pentland Hills on the doorstep. A strong community spirit is evident through local events and groups centred around the Currie Community Centre and village activities, creating an appealing blend of convenience, connectivity and countryside living.



Extras

All fitted floor coverings, light fittings, cooker, dishwasher, washing machine, fridge freezer, tumble dryer, Two TV's (sold as seen) and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

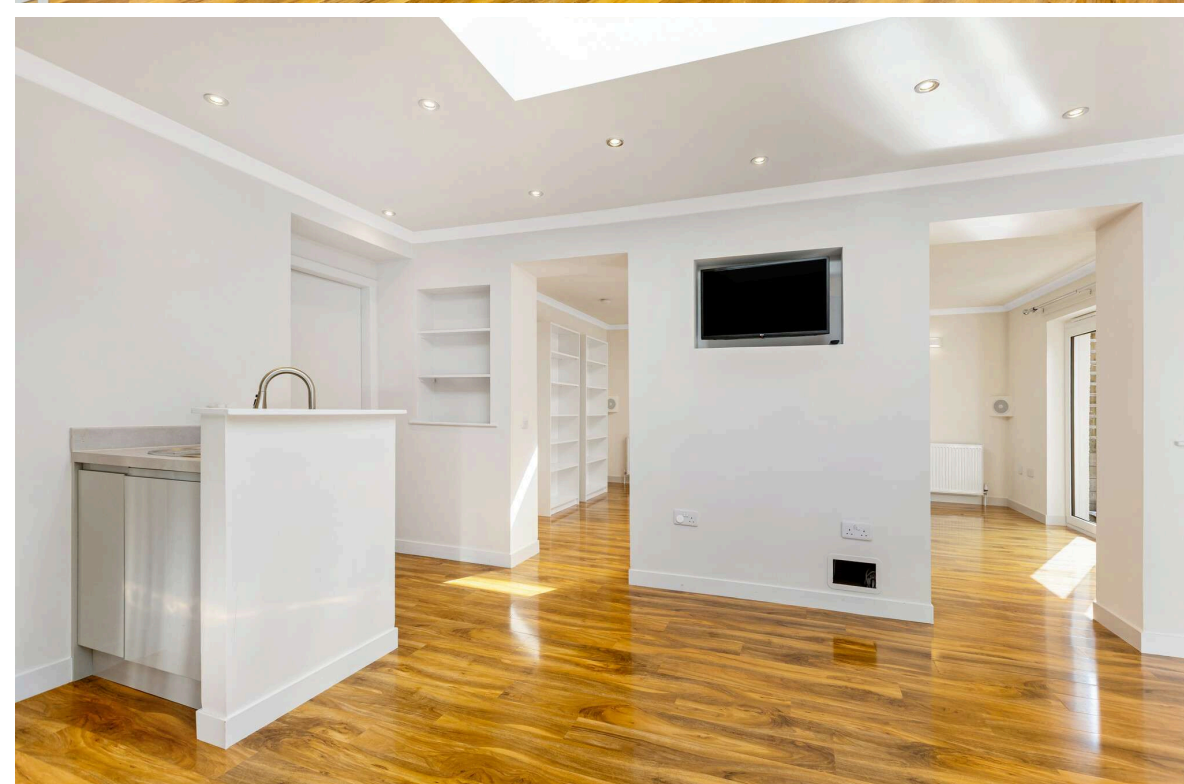
£485,000

EPC Rating

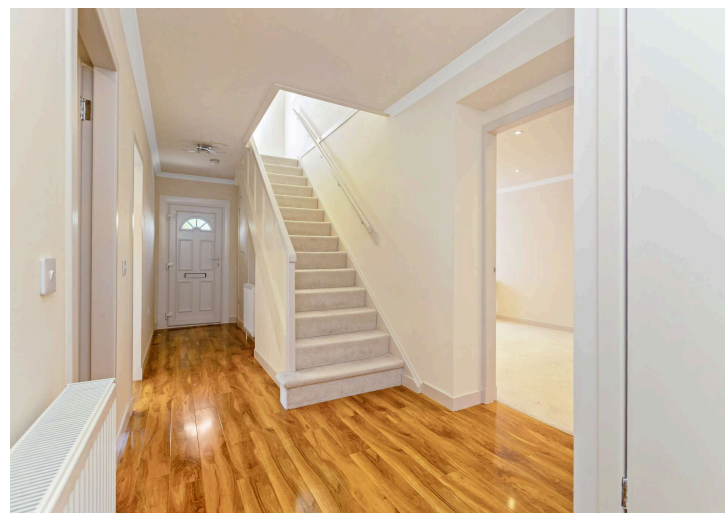
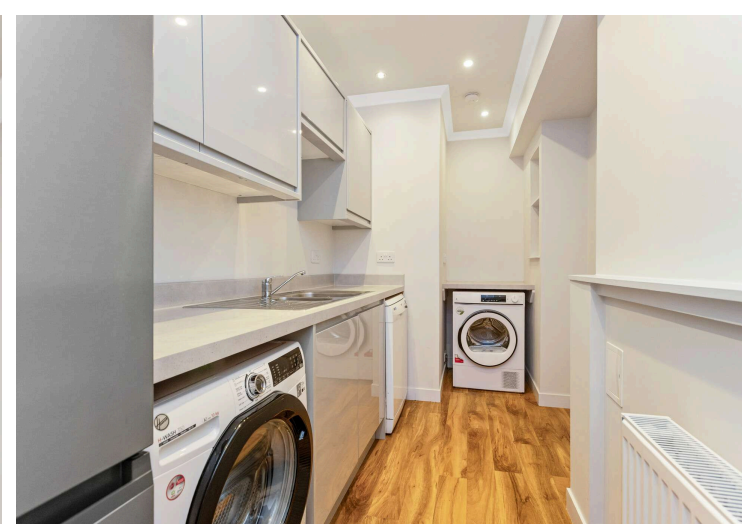
C

Tenure

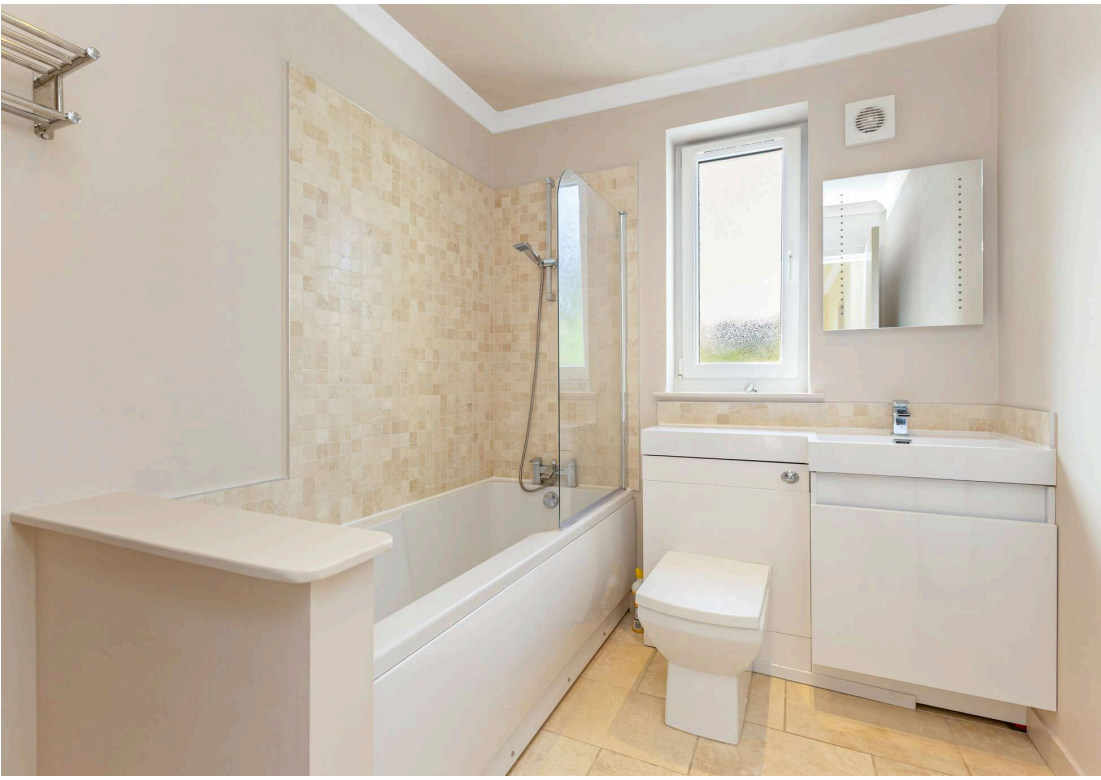
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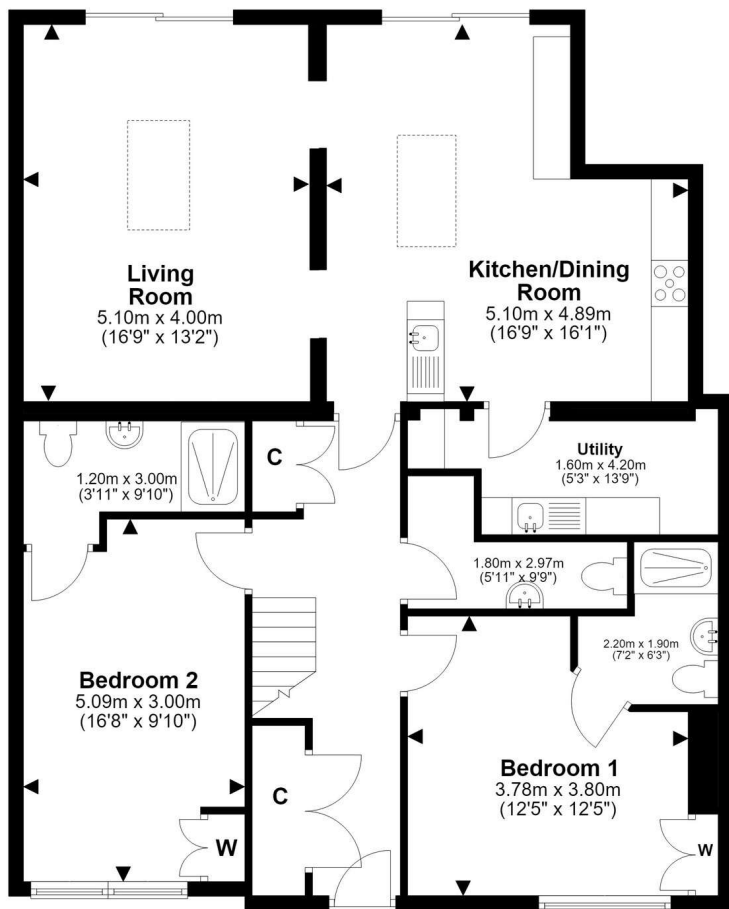






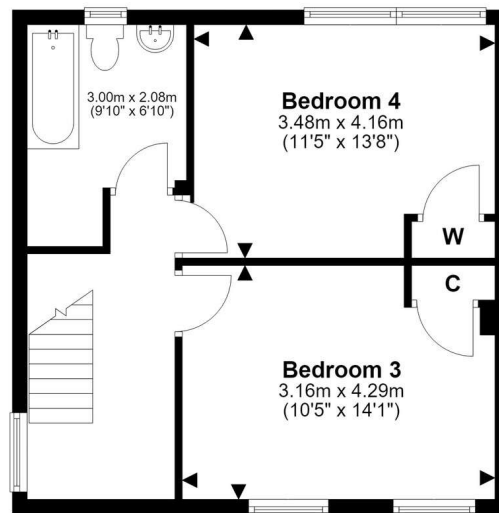






Ground Floor

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.



First Floor



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