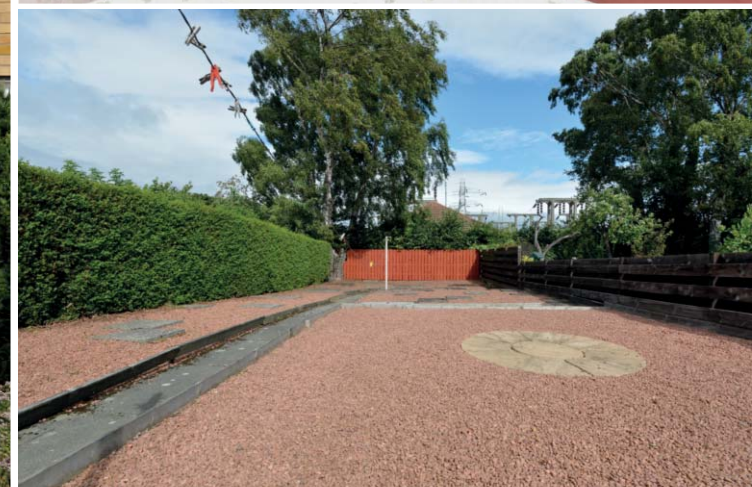


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



7 CORSLET ROAD, CURRIE, EDINBURGH, EH14 5LZ

3 BEDROOM | 1 BATH | EPC C

espc



## Location

Currie is a delightful location close to the Pentland Hills on the outskirts of Edinburgh. It is ideally located for access to both the city centre and to the City bypass which links with the major motorway networks, Edinburgh International Airport and the Forth Bridges. There are many local shops including a Post Office and banking facilities. The Gyle shopping Centre is a small drive away. There is a variety of recreational facilities available and many scenic country walks may also be enjoyed in and around the area including the Water of Leith Walkway and Cycle Path.

## Accommodation

- Entrance Hallway
- Lounge
- Dining Room
- Large Kitchen
- Bathroom
- 3 Bedrooms
- Full Gas Fired Central Heating
- Double Glazing
- Garage
- Gardens Front and Rear

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Description

A most attractive and well-presented semi-detached villa lying in this popular residential area. The lounge has a living flame gas fire with a timber surround and is a very good size. The diningroom forms part of an extension to the downstairs of the property and this is mirrored in the kitchen which is also of a very good size and has also been extended. The hob, oven and automatic washing machine are included in the price, but their condition is not warranted. The bathroom has a modern white three-piece suite. Upstairs the two bedrooms to the rear have also been extended over the diningroom and kitchen making these rooms very good sized with flexible accommodation.

There is a hatch to a partially floored attic.

The front garden has a lawn with surrounding borders and the rear garden has a patio, lawn and three separate gravelled areas.

There is a lengthy driveway with an extended single car garage with an up and over door and side door.





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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

