



Location

Currie is a popular residential area lying just to the west of Edinburgh City Centre. The area boasts a vibrant community and has particularly well regarded local schools. There are a range of amenities with Post Office, local shops, butchers, supermarkets all available close at hand as well as more extensive shopping at South Gyle and Hermiston Gait.

There are excellent transport links with both local buses and Currie railway station nearby. The property is also convenient for the City Bypass and Riccarton Campus.

There are a diverse range of recreational activities close at hand including some lovely walks along the Water of Leith and into the Pentland Hills with golf at Baberton and Kingsknowe Golf Courses.

Accommodation

- Entrance Vestibule
- Lounge/Diningroom
- Fitted Kitchen
- 2 Double Bedrooms with built-in wardrobes
- Family Bathroom
- Private garden to front
- Fully enclosed garden to rear
- Summer House
- Garage

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





The entrance vestibule opens on to the lounge, a bright and spacious room with a window to the front and open staircase providing access to the bedroom accommodation on the upper level. The fitted kitchen is located to the rear with a window overlooking the private garden and is fitted with a range of wall mounted and base units in a timber finish with contrasting work surfaces and stainless steel sink and drainer unit inset at the window. The kitchen is equipped with a gas hob, integral oven and chimney extractor unit and recessed downlights. There is also space for a breakfasting area.

The bedroom accommodation is located on the upper level with two well proportioned double bedrooms both featuring built-in wardrobes. The family bathroom is equipped with a three piece suite comprising pedestal washhand basin, WC and bath with electric shower fitted over and tiled splashback.

The property has private gardens to the front and rear. The front garden is mainly laid to lawn with decorative landscaped areas and monoblock driveway with off street parking leading to the private garage.

The garden to the rear is fully enclosed and again is mainly laid to lawn with landscaped areas, paved patio. The garden is south facing and enjoys summer sunshine for most of the day.

The garden includes a summer house with power and set up as an outside bar to enjoy those al fresco dining summer evenings!

ALLINGHAM & CO

traditional values | modern practice

LOCAL PROPERTY CENTRES

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COLINTON:

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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



House approx. 64.5m²
Garage approx. 14.75m²
Summer house approx. 6m²

