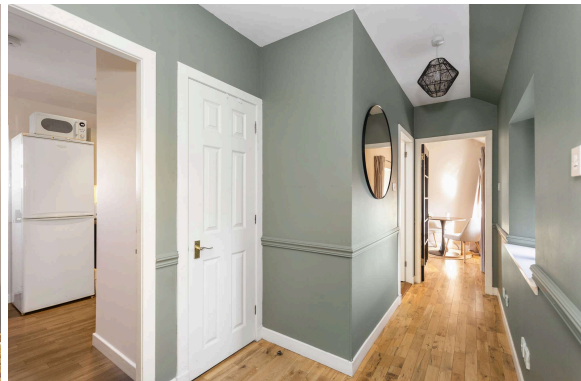




13 Currievale Farm
CURRIE | EH14 4AA


warners
solicitors & estate agents



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Warners are delighted to present to market this stunning two bedroom terraced steading conversion which forms part of an exclusive steading conversion, this beautiful home offers single-level living with an abundance of character and modern comforts. Originally converted 22 years ago, the property was tastefully upgraded, featuring a contemporary shower room with underfloor heating, stylish wood flooring throughout most rooms, and fresh on trend decor. Enjoying stunning open views across the surrounding countryside, this idyllic rural retreat offers the best of country living while being within easy reach of excellent local amenities, including Currie and Currievale Railway Station, just a short drive away. The home boasts exclusive front and rear gardens, providing peaceful outdoor spaces to enjoy the picturesque surroundings. The exclusive front garden is predominantly laid to lawn, capturing stunning countryside views. To the rear, a further private garden provides an additional outdoor space, while a central patio area within the courtyard offers a peaceful communal retreat. Additionally, two dedicated parking spaces to the front ensure convenience for residents and visitors alike. This unique and beautifully presented home is perfect for those seeking a balance of countryside charm and modern convenience. Early viewing is highly recommended.

Accommodation Comprises:

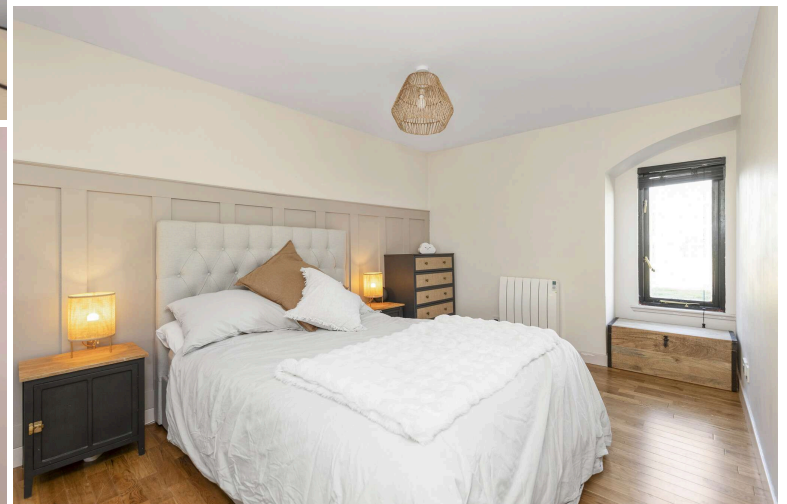
- Stunning two-bedroom terraced steading conversion in sought-after Currie
- Entrance Hallway - Welcoming space with wood flooring, a front-facing window, and two useful storage cupboards.
- Lounge - Generously proportioned and filled with natural light from dual-aspect windows, there is ample for relaxing and dining furniture.
- Kitchen - Well-appointed with a range of base and wall units, integrated appliances and a door gives direct access to the front garden.
- Two Bedrooms - Both well-sized, with the principal bedroom featuring a fitted double wardrobe and the second bedroom offering a built-in cupboard,
- Stylish Shower Room - Boasts a contemporary two-piece white suite, a spacious walk-in double shower with a power shower, a skylight window and luxurious underfloor heating
- Private front, rear gardens and communal courtyard
- Two allocated parking spaces
- Double glazing and electric heating

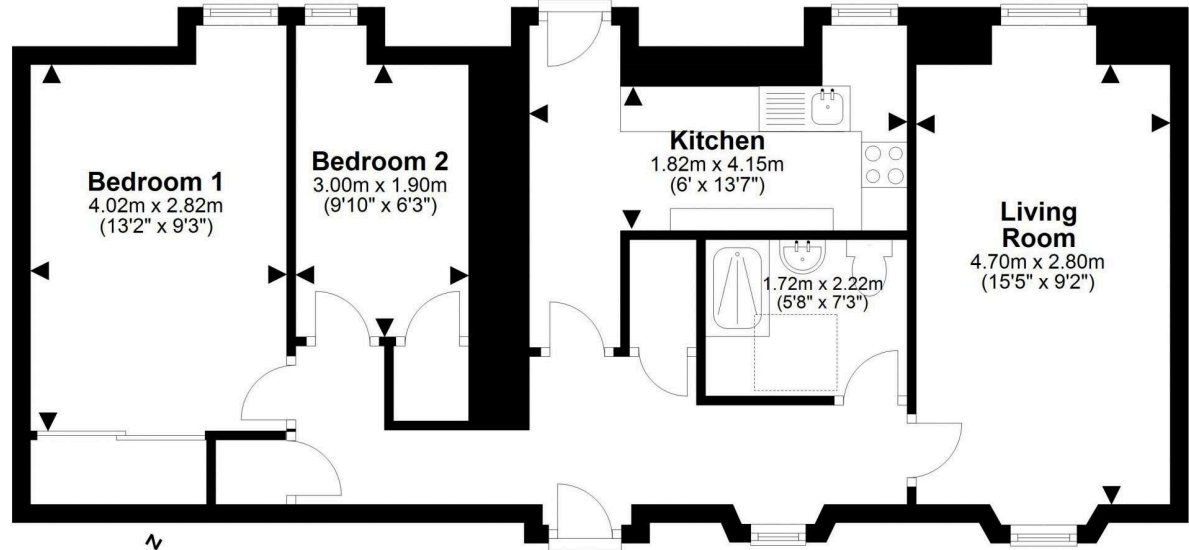
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances, fridge freezer & dishwasher will be included in the sale of the property along with all blinds. EPC: E
CT: D

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.





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.