



194 Lanark Road West,
Currie EH14 5NX



A truly unique C Listed 18th century house which boasts a stunning garden to the rear and offers a beautiful family home

3 Bed 1 Bath 2 Reception

194 Lanark Road West is a truly unique C Listed 18th century house which boasts a stunning garden to the rear enjoying views across to the Forth Rail Bridge and the Queensferry Crossing. The property is steeped in history and offers a beautiful family home which is full of character and charm. The entrance vestibule provides a lovely welcome to the property and opens into the hall which has a large under stair storage cupboard. The sitting room has a feature fireplace, windows to the front and side, a door to the garden, and built in furniture including a desk. The spacious dining room is a flexible room which has a beautiful feature fireplace, two storage cupboards, and a window to the front. To the rear is the fully fitted dining kitchen which has a utility room off with good storage, sink, and plumbing for a washing machine. Also to the rear is a porch which provides access to the garden. A sweeping staircase leads to the upper level where there is the spacious dual aspect double bedroom with built in bedroom furniture including wardobes and desk. There are two further double bedrooms, and a family bathroom. To the rear of the property is a wonderful, large garden which provides a tranquil retreat, featuring a pond, mature trees, a vegetable patch, and a garden shed, creating a peaceful and attractive outdoor space ideal for relaxation and gardening enthusiasts alike.

Offers Over £550,000

Features

- Sitting room
- Dining room
- Dining kitchen
- Utility room
- Three double bedrooms
- Family bathroom
- Gas central heating
- Partial double glazing
- Large rear garden
- EPC Rating D

Lanark Road West, EH14 5NX



SquareFoot

Approx. Gross Internal Area

1705 Sq Ft - 158.39 Sq M

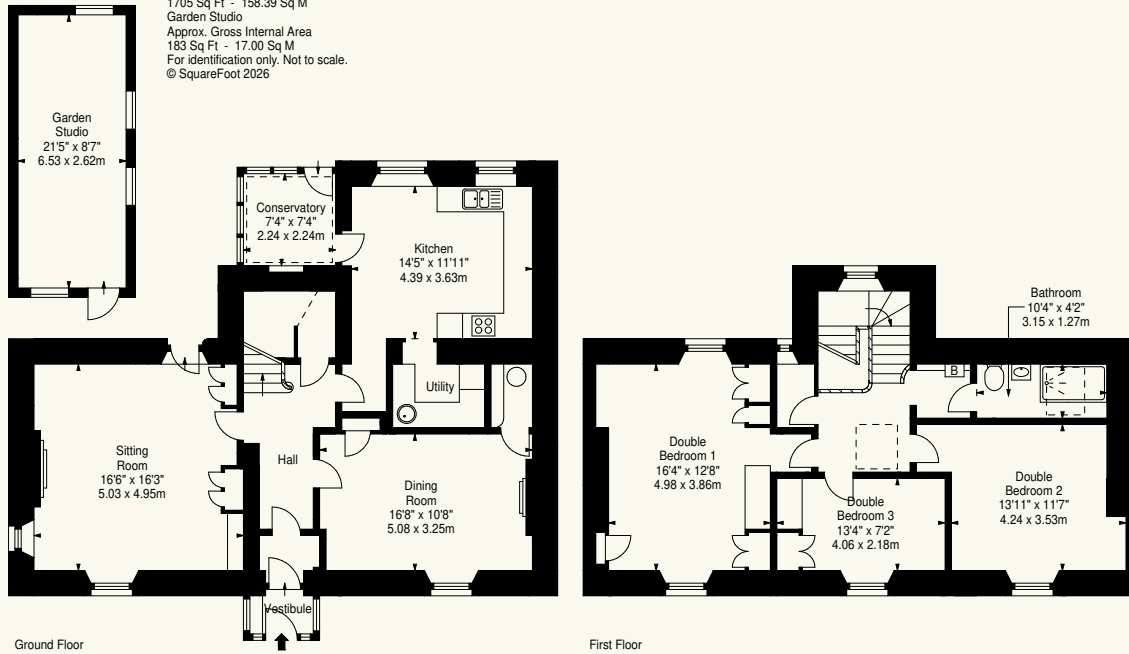
Garden Studio

Approx. Gross Internal Area

183 Sq Ft - 17.00 Sq M

For identification only. Not to scale.

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Currie is conveniently situated approximately six miles from Edinburgh city centre and as such is very popular with city commuters who prefer a more tranquil home environment. A main line rail link provides an alternative route into the city centre (journey time approximately 15 minutes) and swift access may also be gained to Edinburgh International Airport, the M8, M9 and M90 motorways via the city by-pass (5 minutes). Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery,

primary and secondary education. The local schools have an excellent academic reputation and also offer a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.