



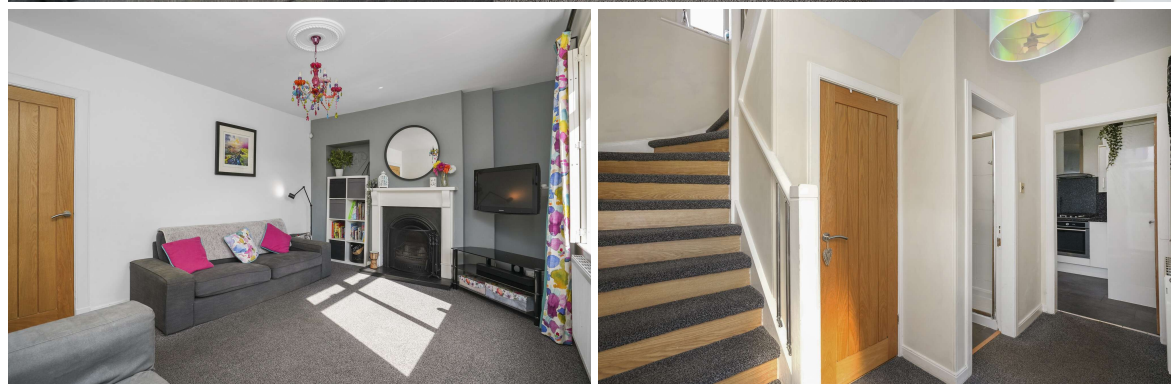
Yale

284

284 Lanark Road West
CURRIE | EH14 5RU


warners
solicitors & estate agents





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Situated in the highly desirable village of Currie, this beautifully presented semi-detached home is now available through Warners. The property features gas central heating, full double glazing, and a security alarm system, offering both privacy and a leafy outlook to the front and rear, all while being centrally located.

Upon entering, the home welcomes you with a porch leading to the hallway, which boasts carpeted flooring, a storage cupboard with power, and a window. The bright and generously proportioned lounge includes double windows, a stunning open fireplace with a wood mantle, and a cast iron surround. The kitchen is equipped with modern base and wall units, spacious countertops, a cooker, an integrated fridge, and a dishwasher. A rear-facing window provides natural light, and a door leads to a charming conservatory featuring a wood floor and French doors that open to a large, well-maintained garden.

The ground floor also includes a shower room with a double shower enclosure. A carpeted staircase leads to the upper level, with a hallway with an additional WC. The master bedroom is a spacious room with two front-facing windows, window shutter blinds, and two cupboards. The second bedroom also has a fitted cupboard and a rear-facing window. Another staircase takes you to the converted attic, a bright and spacious room with eaves storage and Velux-style windows on both sides, offering a lovely view towards Fife. This space is versatile and could easily accommodate a day bed or serve as additional living quarters.

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





Externally, the front garden is mainly paved and extends to the side, providing ample off-street parking. The expansive rear garden is fully enclosed and includes areas of lawn, patio, and decking. For those interested in further development or extension, there is plenty of space (subject to planning consent) without compromising the outdoor area. The garden also features a large summer house with power and a stone-built outhouse.

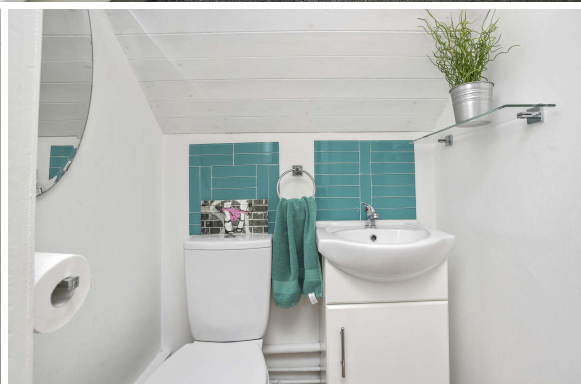
- Prime location in sought-after Currie.
- Bright lounge with open fireplace.
- Modern kitchen with integrated appliances.
- Large enclosed garden with extension potential.
- Two double bedrooms
- Floored attic space
- Ample off-street parking.
- Conservatory, summer house, and outhouse.

Energy Rating D, Council Tax Band C.

All fixtures, fittings, curtains, light fittings and integrated appliances will be included in the sale, while some items of furniture can be included upon request.



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.







22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com