



25 Palmer Road,
Currie, Midlothian, EH14 5QL



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Located within the popular village Currie is this well-presented and deceptively spacious end terraced house. The property offers spacious family living and has gas central heating, double glazed windows and a large South facing rear garden.

The accommodation includes an entrance hallway with three storage cupboards and there is a large double aspect lounge/diner with bay window to front, fireplace and French style doors leading to the rear garden. The dining kitchen has been extended in the past and has a large array of base and wall units with the oven, hob, fridge/freezer and washing machine to remain. Upstairs, there are three double bedrooms, all with fitted wardrobes and a shower room with two piece white suite, separate shower and window to rear.

Externally, the front garden is mainly hard landscaping and is fully enclosed. The large fully enclosed, rear garden is laid to lawn with patio and shed.

Currie is a popular village located to the west of the city nestling under the Pentland Hills. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, the Airport and Queensferry Crossing. Public transport is available with excellent bus and train links with Curriehill Railway Station within walking distance. The village itself has a range of shops, post office, a medical centre, along with bars, restaurants and takeaways. The nearby Gyle Shopping Centre and Hermiston Gait Retail Park provide further shopping facilities. The Heriot Watt university campus is nearby and education is catered for at Currie Primary and Currie High Schools.

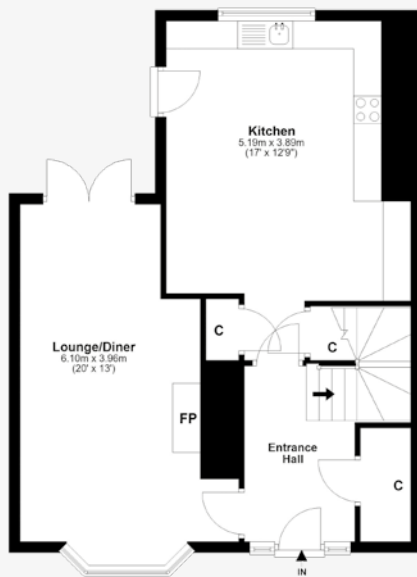


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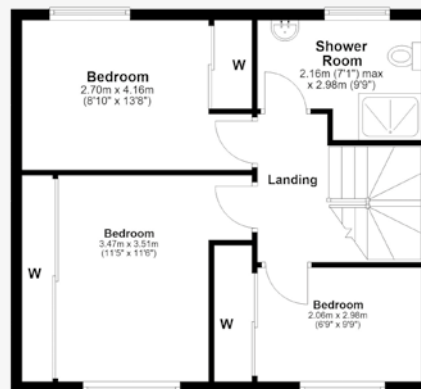
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge/diner:	6.1m x 3.96m	(20' x 13')
Dining Kitchen:	5.18m x 3.89m	(17' x 12'9")
Bedroom 1:	3.5m x 3.48m	(11'6" x 11'5")
Bedroom 2:	4.17m x 2.7m	(13'8" x 8'10")
Bedroom 3:	2.97m x 2.06m	(9'9" x 6'9")
Shower Room:	2.97m x 2.16m	(9'9" x 7'1")



Ground floor



First floor

For more information or to register your interest, please contact:

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Agent's Note

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Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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