



Solicitors & Estate Agents



Offers Over

£240,000

11 Palmer Place

Currie | Edinburgh | EH14 5QN

Appealing two bedroom end-terraced villa pleasantly located in the popular area of Currie. Close to amenities, schooling, and transport links, the property will undoubtedly appeal to a variety of buyers.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  On-street Parking
-  EPC Band – C
-  Council Tax Band - B



Description

Located in the desirable area of Currie, this bright and well proportioned end-terraced villa benefits from private gardens to the front and rear. The property lies within easy reach of local amenities, schooling and transport links.

The interior is bright and well proportioned and comprises on the ground floor - entrance hallway with a useful understairs storage cupboard, bright and generously proportioned sitting/dining room with a dual aspect and leading out to the rear garden, and fitted kitchen also providing access to the rear garden.

The upper level comprises – two double bedrooms and family bathroom.

In addition to the accommodation on the ground and first floor there is an attic room with velux windows located on the second floor.

Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, washing machine and electric fireplace are included in the sale price. Other items of furniture can be made available by separate negotiation.

Gardens and Parking

The property features well-kept and low maintenance private gardens to the front and rear. The rear garden has a lovely decked area and is fully enclosed. On street there is ample unrestricted parking.

Viewing

By appointment through Neilsons 0131 625 2222.





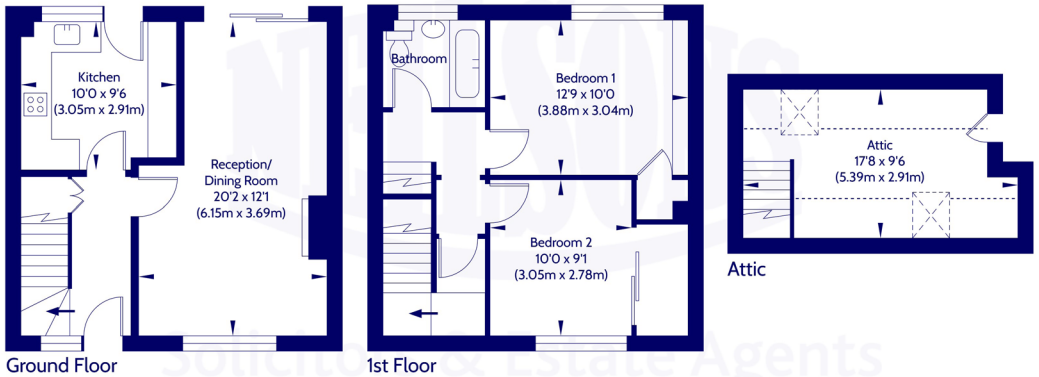
Location

Palmer Place is located in the highly sought after Currie district of the city, a thriving suburb lying approximately seven miles southwest of Edinburgh city centre. The area is popular with families with highly regarded schooling available from nursery to secondary level, and Heriot Watt University nearby. Ideal for commuters, the area offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park & ride facility is within easy reach and for those travelling further afield, Edinburgh Airport is only a short drive away. Local shops, pubs, the Pentlands Medical Centre, and other services provide for day-to-day needs with a choice of larger supermarkets and a range of specialist retailers located at The Gyle and Hermiston Gait. Located on the edge of the Pentlands Regional Park the area is ideal for the outdoors enthusiast with a choice of beautiful walks and trails available along with a number of local parks, Water of Leith walkway, golf courses and leisure centres also close at hand.





Approx. Gross Internal Floor Area 89 Sq M / 953 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

