



COULTERS[©]

5 WESTER ROW

HERMISTON, EDINBURGH, EH14 4AG

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Dating from around 1875, 5 Wester Row is a charming mid-terraced cottage set within a small row of traditional homes surrounded by open countryside in the Hermiston conservation area. Enjoying a semi-rural setting while remaining well placed for local amenities, the property offers three bedrooms, flexible living space and a generous private garden. The nearby Union Canal provides lovely opportunities for walking and cycling, while the surrounding area offers a range of everyday amenities within easy reach. Although now requiring some upgrading, with its appealing cottage character, countryside outlook and well-connected location, the property is likely to appeal to a variety of buyers.

The entrance to the property is accessed from the rear and leads into a hallway from which the kitchen, sitting room and upstairs accommodation are accessed. The sitting room is a cosy space with a wood-burning stove set within an attractive timber fireplace. The contemporary kitchen is fitted with a good range of wall and base-mounted cabinetry, incorporating an electric hob and double oven, with timber worktops and open shelving adding character.

KEY FEATURES



Stone built terraced cottage in semi-rural location.



Lovely private garden with large shed/workshop.



Lovely walks nearby including along the Union Canal.



EPC Rating - E



Three double bedrooms.



Off street parking available.



Excellent transport links nearby.



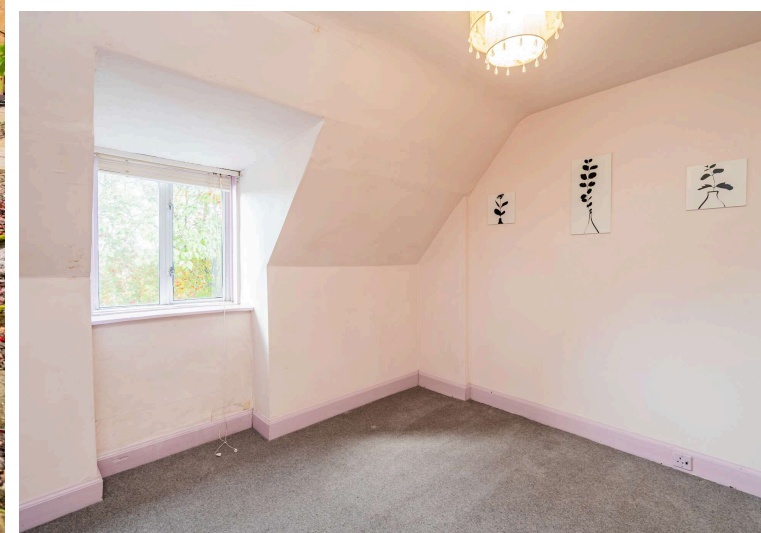
Council Tax Band - D



A staircase, fitted with a stairlift, leads up to the first floor where three double bedrooms and a shower room can be found. There is also a large storage cupboard on the landing and a walk-in-wardrobe off the third bedroom.

Outside, the garden provides a generous and established setting, with paved areas for outdoor seating, mature planting and shrubs, creating a number of pleasant places to sit and enjoy the surroundings. A ramp provides access up to the garden, while a particularly large shed/workshop with power and light offers excellent space for hobbies, storage or practical projects. There is space for parking to the rear of the cottage, together with further on-street parking.

The property is fitted with oil-fired central heating.





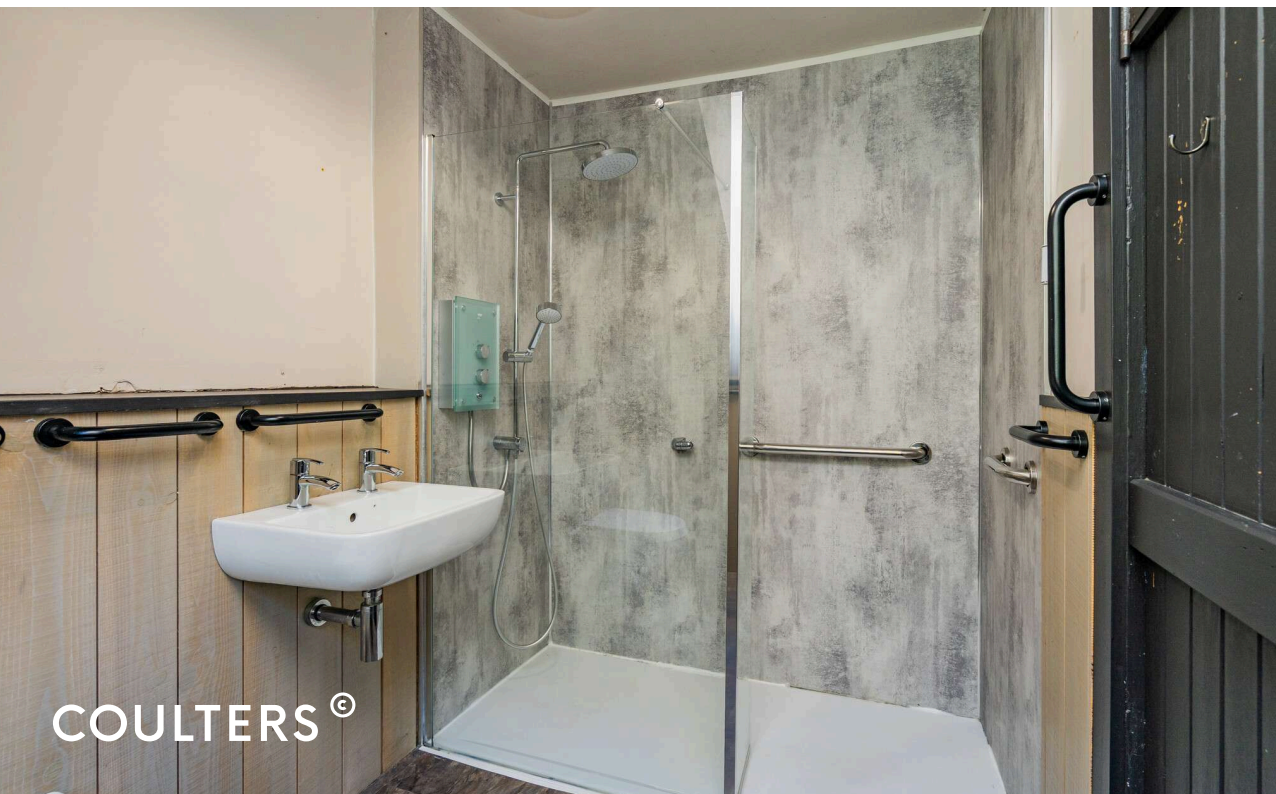
THE LOCAL AREA

Wester Row, located just 6 miles from Edinburgh city centre and under two miles from the village of Currie, occupies a fantastic position set back from the Union Canal and within easy reach of many excellent amenities and transport links. Currie is renowned for its top-ranking primary and secondary schooling whilst Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are just a short walk away.

Hermiston Gait retail park and The Gyle with an excellent selection of supermarkets, high street stores and coffee shops are situated approximately a five minute drive away. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are superb transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Hermiston Park and Ride is walkable and Edinburgh Airport is also easily accessible via car or public transport.

EXTRAS

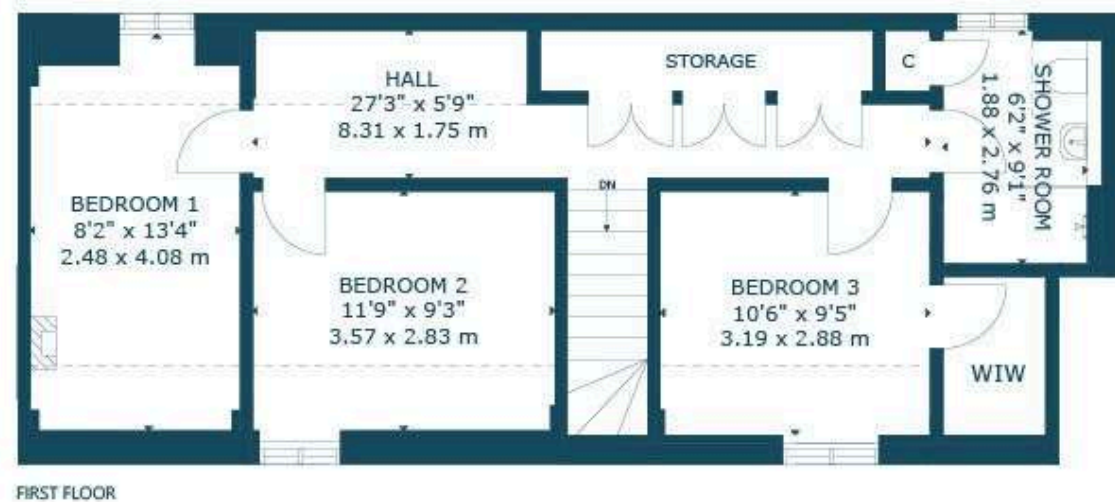
All blinds, curtains, light fittings, white goods, stair lift and garden ramp are included in the sale price.



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HOME REPORT VALUATION: £265,000





5 WESTER ROW, CURRIE, EDINBURGH, EH14 4AG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.