

COULTERS<sup>©</sup>

WELCOME TO:

# LANARK ROAD WEST

295B Lanark Road West, Currie, Edinburgh EH14 5RT





## LANARK ROAD WEST AT A GLANCE:



Residential Currie location



Two-bedroom upper villa



Kitchen/dining room with stunning views



Pentland Hills Regional Park nearby



Private shared rear garden



Excellent local amenities

### EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that the fridge/freezer, washing machine and cooker are included as well.



### A LITTLE BIT ABOUT THE PROPERTY:

This is a two-bedroom, traditional upper villa in the popular, residential location of Currie. It offers fantastic potential for a superb home with spacious accommodation, a private rear garden and stunning southerly views over the Water of Leith towards the Pentland Hills. The semi-rural village feel of the area adds to its appeal, and with excellent local amenities, open green spaces, quick access to the city centre and proximity to the City Bypass it is a wonderful opportunity.

- A bright bay windowed living room with Edinburgh press, neutral décor, carpeting and fireplace with living flame gas fire
- A spacious kitchen/dining room with stunning outlook over the surrounding countryside. Features ample wall and floor storage, built-in cupboard, worktop space and room for freestanding appliances and furniture
- Principal double bedroom with plentiful natural light and original fireplace
- A second good-sized double bedroom with original fireplace and picturesque countryside views
- Versatile box room/third bedroom
- Bathroom with three-piece suite including original clawfoot bath with wall mounted shower
- Gas central heating and double glazing throughout
- Private rear garden with established trees and shrubs and a communal drying green beyond the garden









## LOCATION, LOCATION, LOCATION:

Seven miles to the south-west of Edinburgh's city centre, Currie is a popular, residential suburb with a village feel.

There are many local amenities near to the property including the Riccarton Inn, a convenience store and Currie Library. Neighbouring Balerno has a post office, beauty salons, hairdressers, pubs and restaurants. Larger shopping is available at Hermiston Gait which has a Tesco Superstore just over ten minutes' drive away. It is also ideally placed for the Gyle Shopping Centre.

There are excellent recreational opportunities and leisure amenities nearby including the Pentland Hills

Regional Park, Edinburgh International Climbing Arena, Dalmahoy Golf and Country Club and Kingsknowe Golf Club.

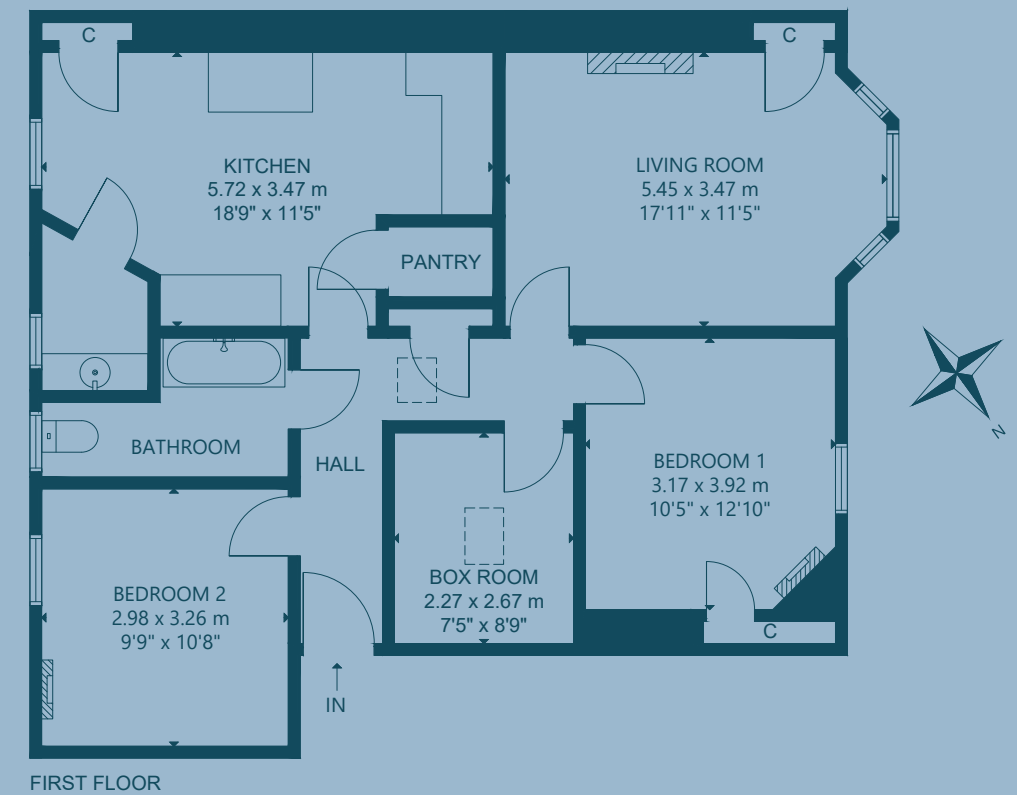
It is ideally situated for Heriot-Watt University, Napier University and the Edinburgh College Sighthill Campus.

Well-regarded schooling includes Currie Primary School and Currie Community High School. Private school options include George Watson's College, and Merchiston Castle School.

It is an excellent location for the City Bypass and the Scottish motorway network. Regular bus services take you into Edinburgh in approximately forty minutes.



## FLOOR PLAN:



295B Lanark Road West, Currie, Edinburgh EH14 5RT

Approx. Gross Internal Area

911 Sq Ft - 85 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

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SHRUB AND TREE FILLED GARDEN



COMMUNAL DRYING GREEN



COMMUNAL DRYING GREEN