

COULTERS®

# DOUBLE GARAGE

353 Lanark Road West, Currie, EH14 5RS



## LANARK ROAD WEST AT A GLANCE:



Residential Currie  
location



Double garage with  
space for two cars



Full power, light and  
water connections

## EXTRAS:

Please note that the shelving on the garage walls is included in the sale.

## A LITTLE BIT ABOUT THE GARAGE:

Located in the popular residential area of Currie, this double garage offers fantastic potential for locals as well as those commuting beyond. Though large enough for two cars to sit side by side, the space can be utilised as storage if needed. The garage is fully powered with water connections to a sink at the side of the unit, an inspection pit and is accessed via an up and over door. Positioned just off Lanark Road West, this South facing plot is an excellent opportunity for anyone seeking a versatile space.



# 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.

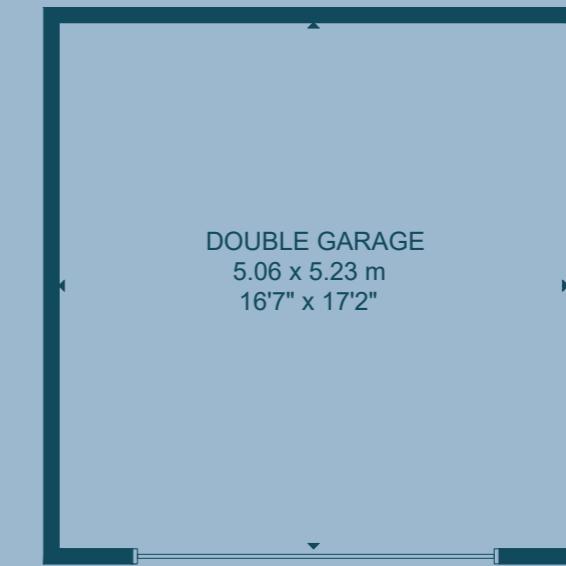
It is ideally situated for Heriot-Watt University, Napier University and the Edinburgh College Sighthill Campus.

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:



Double Garage, 353 Lanark Road West, Currie, EHI4 5RS

Approx. Gross Internal Area

285 Sq Ft - 26 Sq M

For identification only. Not to scale.

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# WE'D LOVE TO HEAR FROM YOU:

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