

**12 Provost Haugh  
Edinburgh EH14 5DD**

**Offers Over £290,000**

- Hallway with large under stair storage cupboard
- Living room with sliding doors to private back garden
- Kitchen/diner with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods included in sale
- Two double bedrooms and one single bed with the master featuring an en-suite
- Partially floored attic
- Gas central heating and double glazing
- Private back garden
- On-street parking



1



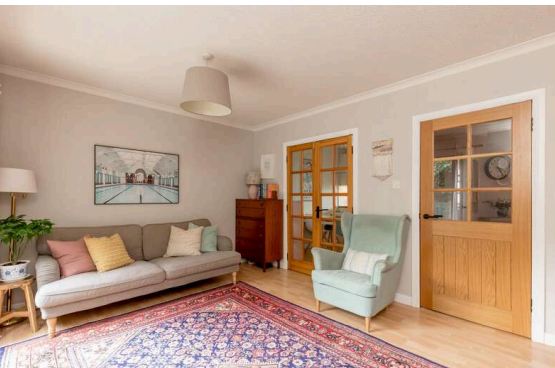
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EPC C



## Terraced

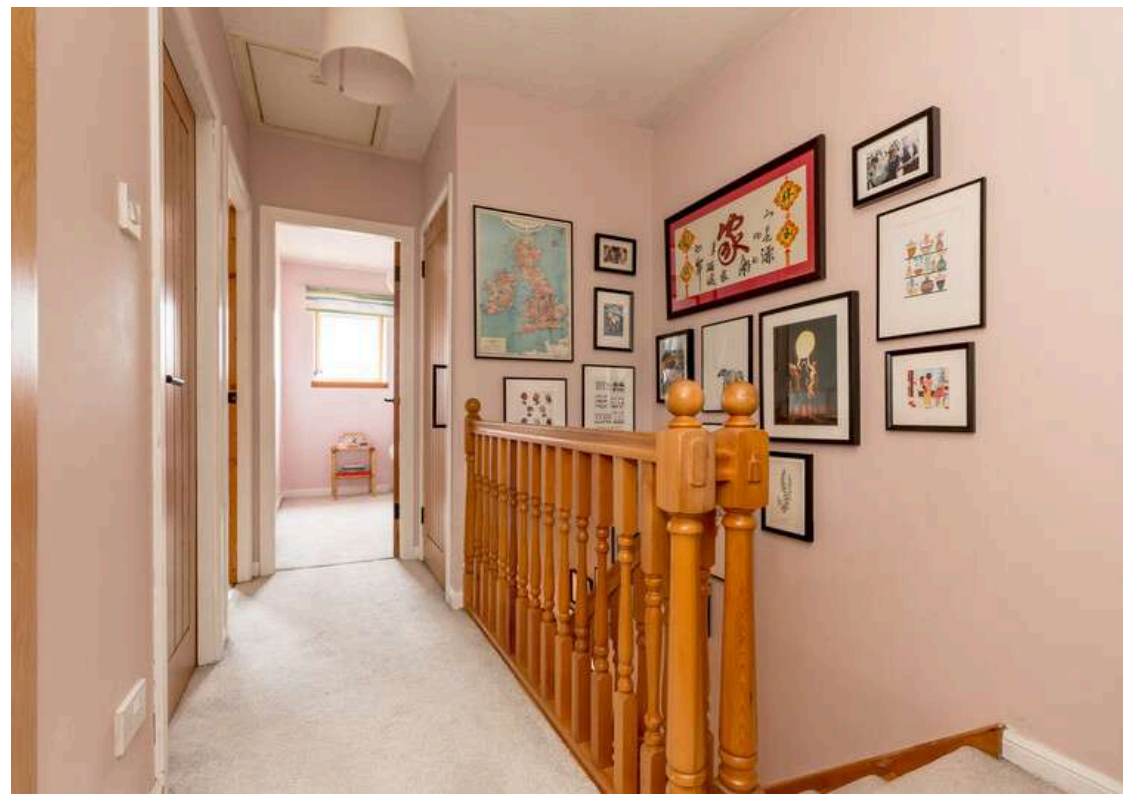
Blair Cadell are delighted to offer to market this lovely three bed terraced house in the heart of Currie. With great finishes throughout, the property would be ideal for the first time buyer or young family and must be viewed.

The accommodation comprises of an entrance hallway with a useful under stair storage cupboard. A lovely living room with sliding doors to the private garden which is the perfect place for evening relaxing with friends and family. Kitchen/diner perfect for hosting with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and white goods which are included in the sale. Upstairs the landing has a boiler cupboard and offers access to a partially floored attic. There are two double bedrooms and a single room with the master featuring fitted wardrobes and an en-suite with a two-piece suite and mains walk in shower. A family bathroom with a three-piece suite, gas central heating and double glazing throughout for maximum efficiency. A fully decked private back garden which is the perfect sun trap and free on-street parking.

Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools nearby plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

**Viewing by appointment on 0131 337 1800**

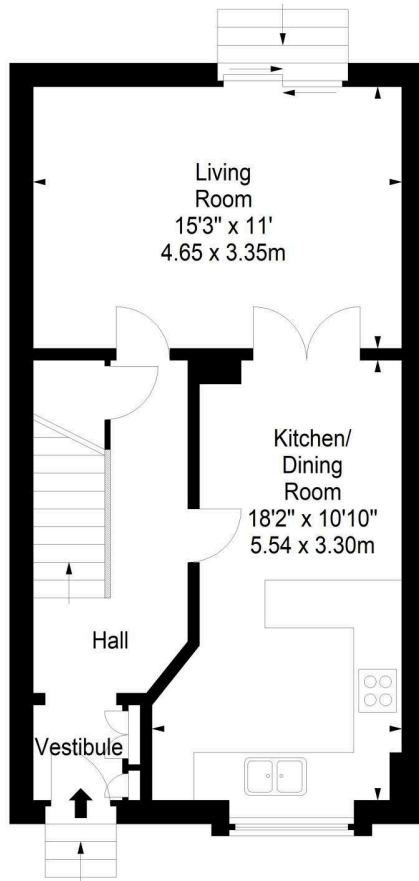




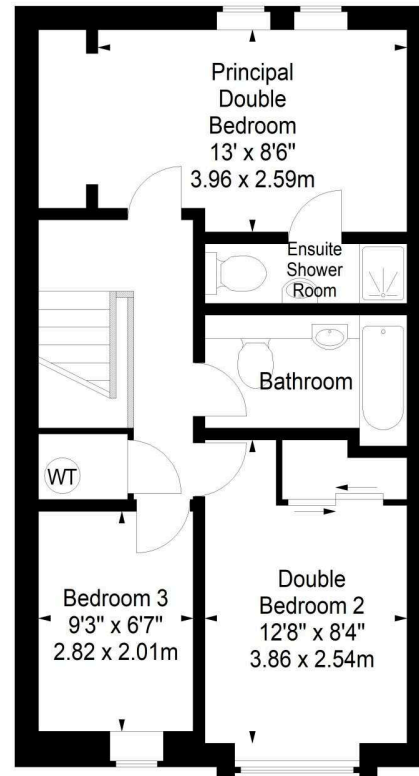
**Provost Haugh,  
Currie,  
Midlothian, EH14 5DD**



Approx. Gross Internal Area  
931 Sq Ft - 86.49 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

