





A beautifully presented and comprehensively renovated four bedroom, family home providing extensive contemporary family living space opening out to a fantastic landscaped garden. This property is a real credit to its current owners who have completely refurbished and extended this stunning family home to a high standard and incorporated many modern conveniences such as built-in 5-1 surround sound and remote control dimmers.

- Stunning Contemporary Rear Extension
- Large, Sunny and Stylish Modern Kitchen/Dining Room with Remote Control Dimmers
- Spacious and Bright Lounge with Built-in 5-1 Surround Sound and Remote Control Dimmers for Ceiling, Wall and Alcove Lighting
- Upstairs Modern Family Bathroom with Illuminated Mirror, Heat Pad & Shaver point
- Extensive Rear Decking Area with Electrical Socket & garden hose
- Replumbed with New Gas Central Heating System, New Double Glazing Throughout
- Multi-Car Front Driveway in Bloc Pavers with Electrical Sockets & Water Tap
- Lounge and Dining room with Self Cleaning Rooflights
- Bedrooms 1 and 2 with Remote Control Dimmers and Chic En Suite Shower Room
- Both En Suites with Illuminated Mirrors, Heat Pads & Shaver Points
- Two Further Double Bedrooms
- Downstairs Modern WC and Utility Room
- South Facing Rear Landscaped Garden, Exterior Lighting to Rear and Front Garden
- Rewired with 3 Phase electrics enabling a 22Kw EV charger
- Perfectly located for Schools from Nursery to Secondary Level and Heriot Watt University



## Location

Currie is conveniently situated approximately six miles from Edinburgh city centre and as such is very popular with city commuters who prefer a more tranquil home environment. A main line rail link provides an alternative route into the city centre (journey time approximately 15 minutes) and swift access may also be gained to Edinburgh International Airport, the M8, M9 and M90 motorways via the city by-pass (5 minutes). Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. The local schools have an excellent academic reputation and also offer a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar

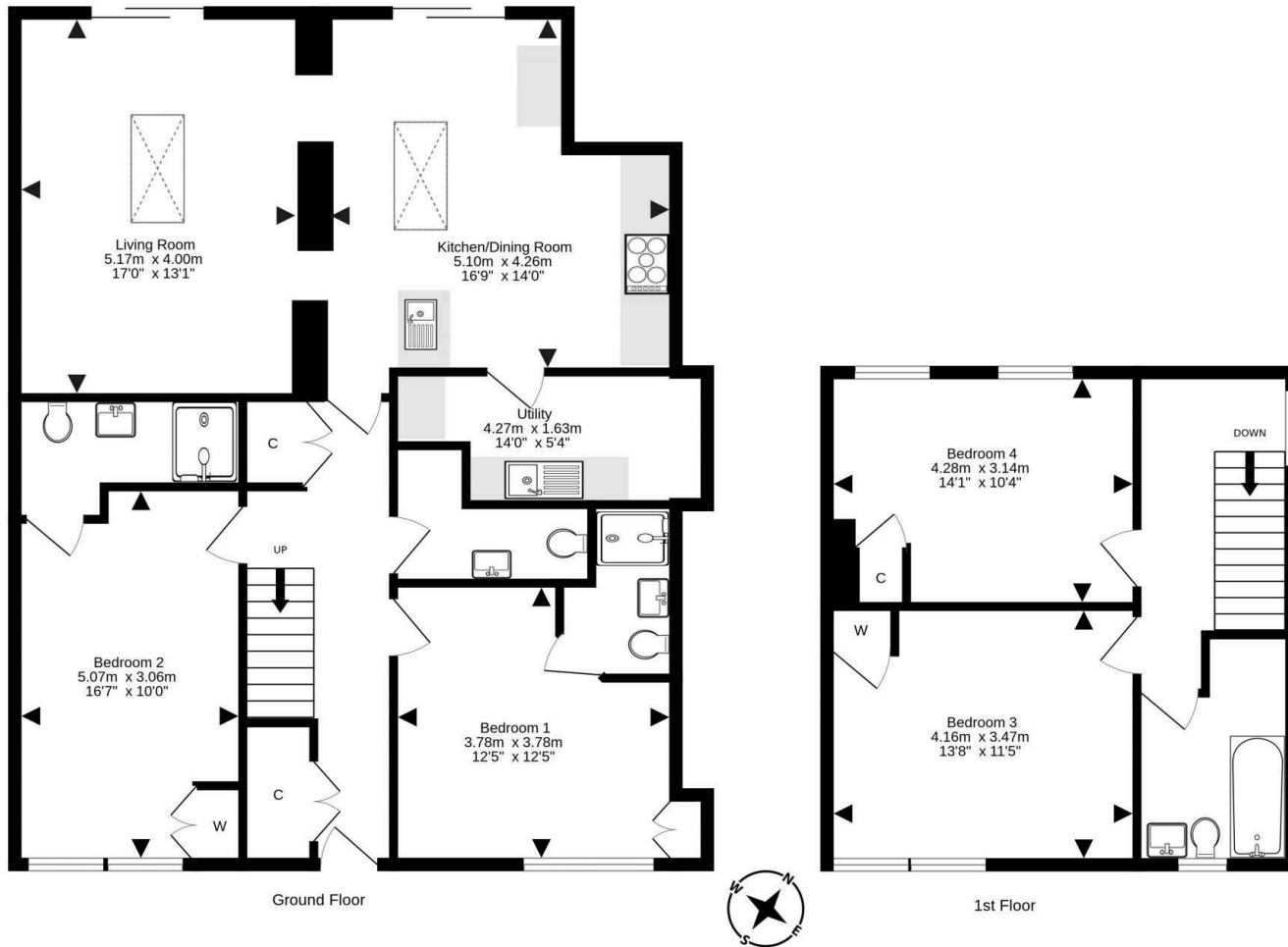
## Extras

Included in the sale are net curtains, light fittings, range cooker, fridge freezer and garden storage

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

