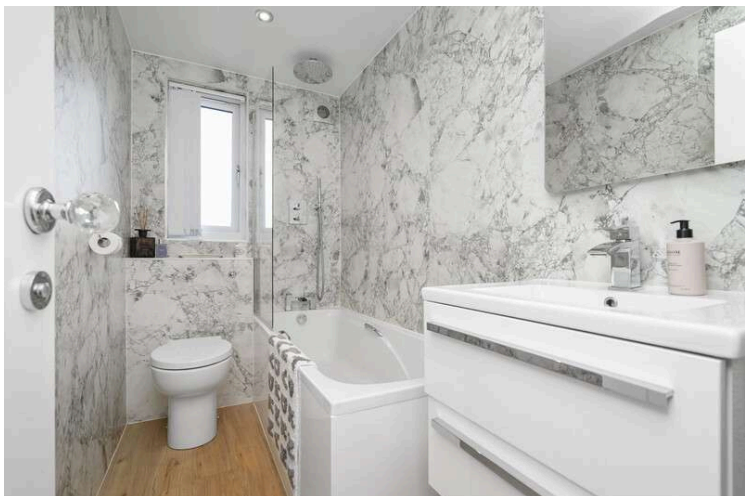


McDougall McQueen present to the market this impressive two bedroom terraced property with a delightful enclosed rear garden along with a driveway to the front. The property is ideally located in the sought-after Currie area situated to the West of Edinburgh City Centre forming part of a quiet established residential area, close to good local day to day amenities and well placed for commuting. The property has been finished to a very high standard by the current owners therefore presented to the market in true move in condition. This lovely home would make an ideal purchase for professionals or growing families, we would recommend an early viewing

- Entrance porch complete with underfloor heating.
- Bright and spacious living room with a feature fireplace and French doors accessing the rear garden.
- Stunning, modern and stylish fully fitted kitchen equipped with a range of wall and base units along with integrated appliances and American style diner seating. Door accesses the rear garden.
- Staircase to upper level, hatch to attic accessed by a fixed ladder, cupboard housing the boiler.
- Double bedroom rear facing with wall to wall built in wardrobe storage, to include a safe, dressing table and mirror included.
- Double bedroom front facing with wall to wall built in wardrobe storage.
- Stylish bathroom comprising WC, wash hand basin, vanity storage, bath with shower over and ladder radiator.
- Gas central heating with Hive technology.
- Double glazing throughout.
- Enclosed rear garden of a generous size to include garden shed, patio table and chairs, brick barbeque, swing and smaller patio bistro set.
- Driveway to the front with further on street parking.



Location

The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Excellent schooling is available at all levels and there are a range of local retailers catering to day to day shopping requirements. Larger supermarkets can be found nearby together with a huge range of specialist retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available nearby including several golf courses, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.

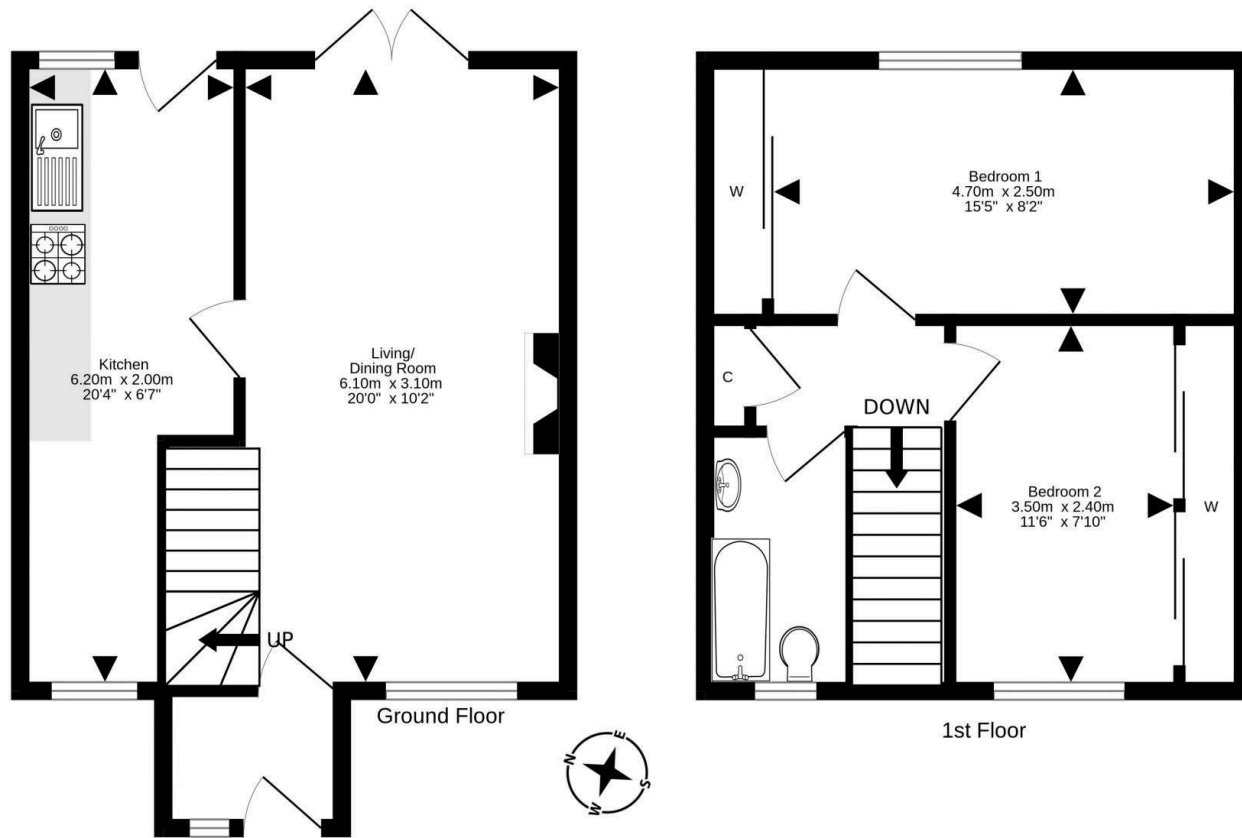
Extras

The integrated kitchen appliances, garden shed, patio table and chairs, brick barbeque, swing, smaller patio bistro set and all floor and window coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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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.

