


COULTERS[©]

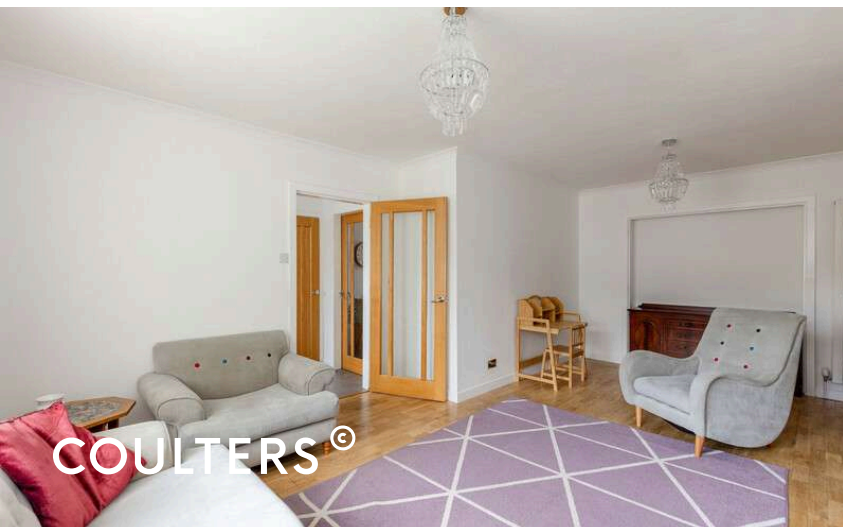
9 PALMER PLACE

CURRIE, EDINBURGH, EH14 5QN

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

A well presented and spacious three-bedroom terraced house located within the desirable residential area of Currie. The house benefits from a private south-east facing rear garden and on street car park. The accommodation on the ground floor comprises a hall with under stair storage cupboard, generously proportioned living room and bright kitchen/dining room with back door leading to the rear garden.

The kitchen/dining room has a modern fitted kitchen with a range of wall and floor cabinets, integrated appliances such as fridge freezer, triple oven, washing machine, dishwasher and four ring induction hob located on the kitchen island. The dining area comfortably holds a six-person table.

KEY FEATURES

-  Well presented terraced house.
-  Private front and rear gardens.
-  Within a quiet residential cul-de-sac.
-  Two double bedrooms and versatile attic space.
-  Private garage and on street parking.
-  Excellent local amenities nearby.



The first floor comprises two double bedrooms, both with storage space, a family bathroom with bath and overhead shower and family room. Stairs from the family room lead to the versatile converted attic/single bedroom.

Externally, the property offers paved rear garden grounds to the rear with a shed for storage. To the front of the house is a well maintained front lawn with a paved seating area.

The property further benefits from double glazing, gas central heating and ample amount of storage .





THE LOCAL AREA

Nestled north of the Water of Leith to the West of Edinburgh, the exclusive village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands, with easy access to the Pentland Hills, rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away. The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce.

Currie is renowned for its top-ranking primary and secondary schooling.

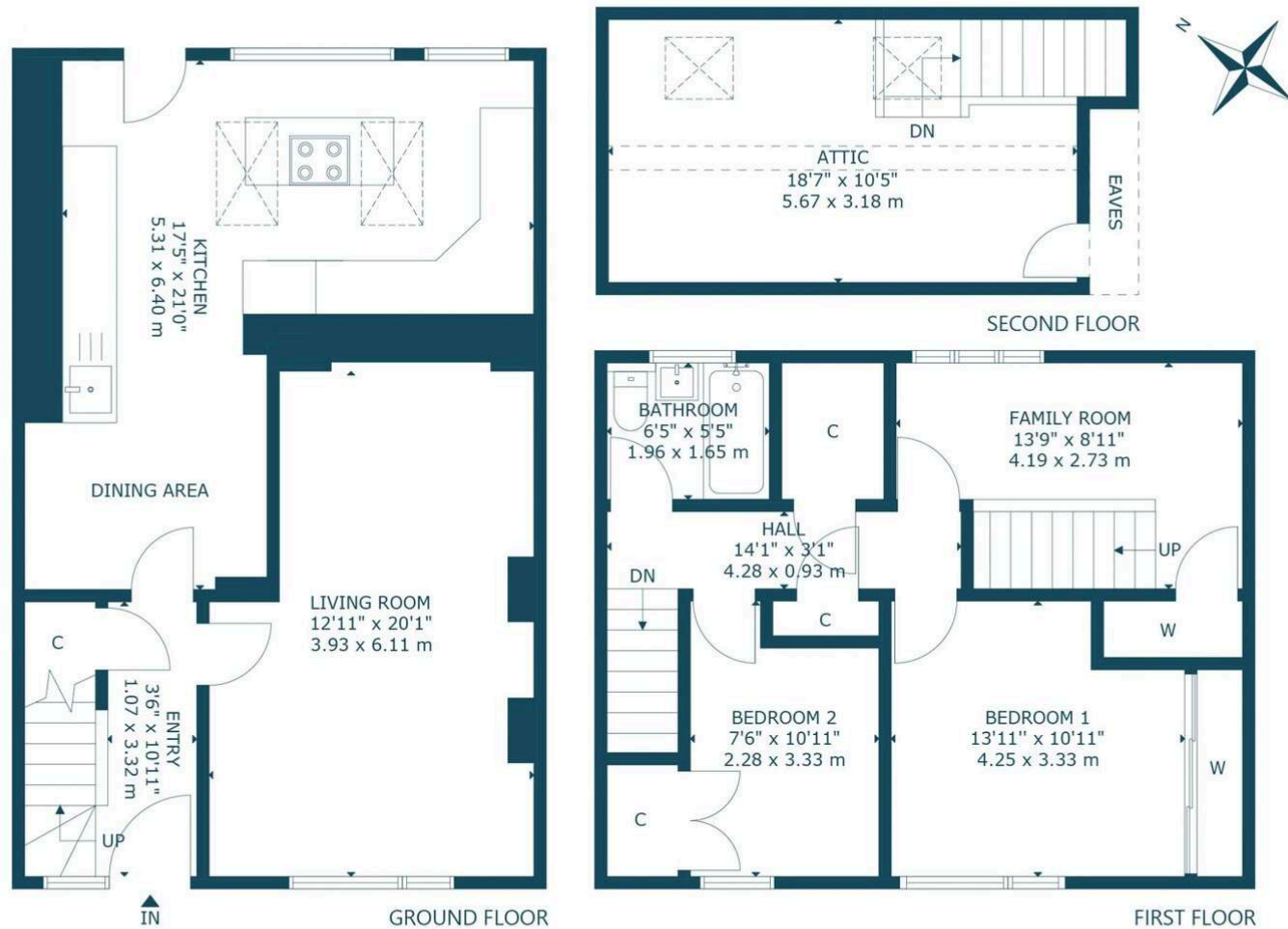
The area enjoys superb recreational, leisure and sports facilities including Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club. There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.

EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price, in addition to the garden shed.







9 PALMER PLACE, CURRIE, EH14 5QN

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,368 SQ FT / 128 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.