



Offers Over

£390,000

14 Corslet Road

Currie | Edinburgh | EH14 5LY

An exceptionally appealing semi detached villa, forming part of an established residential development, enjoying a superb location in Edinburgh's popular Currie area. Internally the property is in superb move-in condition throughout and offers spacious and flexible living, perfect for the growing family.

-  4 bedroom
-  2 public room
-  2 bathroom
-  Driveway
-  Private rear garden
-  EPC rating – D
-  Council tax band- E



Description

The accommodation briefly comprises: entrance hallway with stair to the upper level, comfortable front facing reception room with attractive wood flooring, covering to ceiling and focal wood burning stove, generously proportioned dining kitchen/family room which opens out to the rear garden and benefits from two skylights giving the room a light and airy feel, the kitchen has been fitted with an excellent variety of contemporary base and wall mounted units and a selection of built-in appliances, luxury downstairs bathroom with tiling to floor and walls, walk-in shower, bath, WC and basin with built-in storage, upper hallway, principal bedroom with stylish en-suite shower room, second double bedroom with fitted wardrobes, and two further bedrooms.



Extras

All light fittings, blinds, curtain poles, the range cooker and dishwasher are included in the sale. Other items, such as the bar stools, wall mounted tv in the dining kitchen, fridge/freezer, washing machine and trampoline are available via separate discussion.

Gardens and Driveway

To the front of the house a monobloc driveway provides excellent off-street parking for two cars. Enjoying a mature tree backdrop and sunny south facing aspect, the rear garden has been laid to lawn with a paved patio and chip stone borders. A real sun trap in the warmer months, the garden offers a peaceful fully enclosed space for all the family to enjoy.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

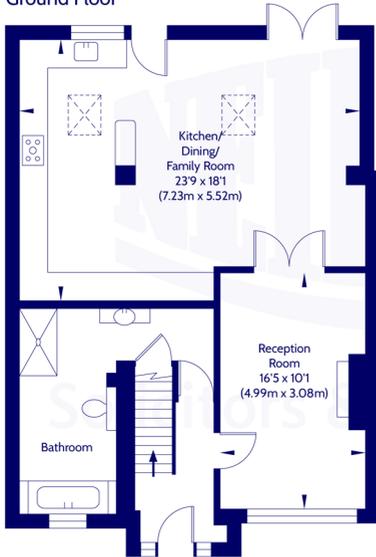
The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. 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. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.



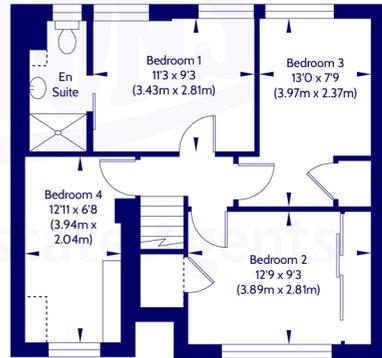


Approx. Gross Internal Floor Area 121.31 Sq M / 1306 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

