

**4 Pentland View
Currie EH14 5QA**

Offers Over £235,000

- Large living/dining room flooded with natural light
- New kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven
- Two double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Beautiful landscaped gardens to front and rear
- Off-street parking and single garage

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



1



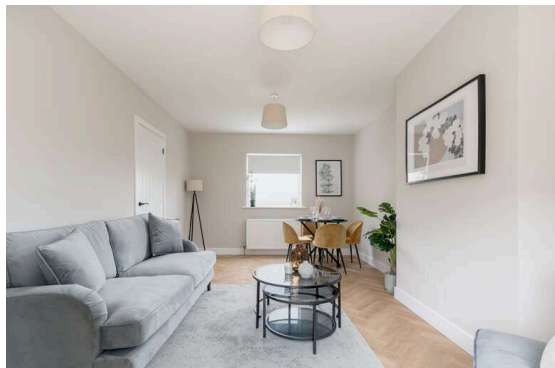
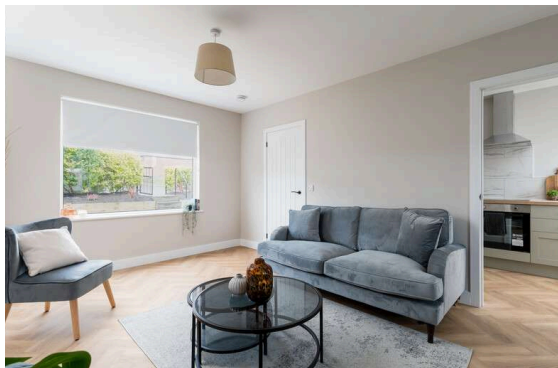
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EPC D



Semi-Detached

Blair Cadell is thrilled to present this stunning two-bedroom end-terraced house, located in the heart of Currie. Fully refurbished to an exceptional standard, the property is in turnkey condition and ready to move into—viewing is highly recommended.

The accommodation offers a spacious living and dining room, perfect for entertaining friends and family. The stylish shaker-style kitchen is fitted with a range of modern floor and wall-mounted units, an induction hob, electric oven, and white goods available by separate negotiation. The kitchen also provides access to the beautifully landscaped rear garden, ideal for outdoor gatherings. Upstairs, there are two generously sized double bedrooms, with the master boasting a large built-in cupboard for ample storage. The sleek, modern family bathroom is fitted with a three-piece suite and features a mains-powered shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring maximum energy efficiency. Outside, the private back garden features a combination of lawn and gravel, making it perfect for summer barbecues and the front garden is cleverly landscaped with flower beds perfect for the garden enthusiast. Off-street parking is available via a driveway, with space for at least one car, and there is also a single garage.

Currie is situated approximately 6 miles from the city centre, with excellent public transport links close by, including rail services from the nearby Curriehill station. The area offers a range of local shops for daily essentials, while the Gyle Centre and Hermiston Gait are just a short drive away, providing an extensive selection of retail options. Currie is well-regarded for its educational facilities, with both primary and secondary schools within walking distance, as well as Heriot-Watt University nearby. For recreation, residents can enjoy local golf courses like Baberton, scenic walks along the Water of Leith, and access to the Pentland Hills Country Park, ideal for outdoor enthusiasts.

Viewing by appointment on 0131 337 1800





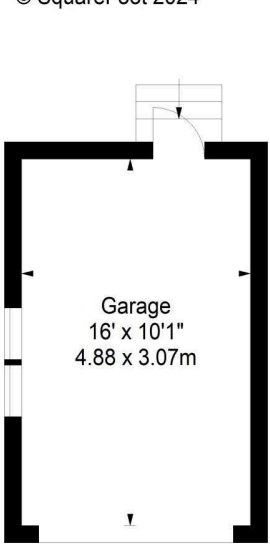
**Pentland View,
Currie,
Midlothian, EH14 5QA**



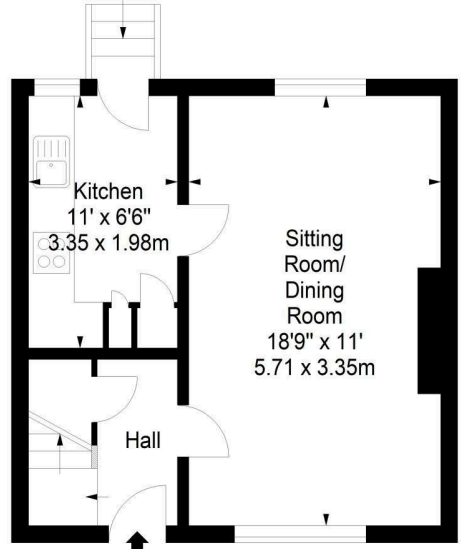
Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M
Garage

Approx. Gross Internal Area
160 Sq Ft - 14.86 Sq M

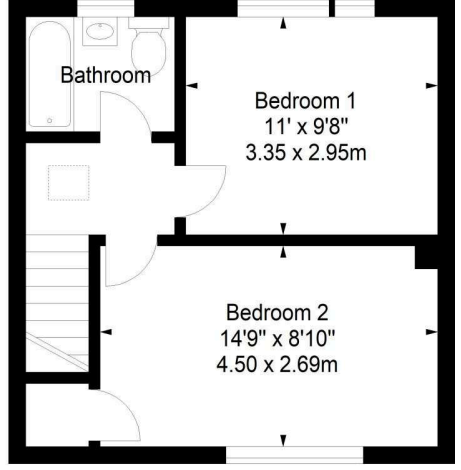
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor

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