



11 Currievale Farm  
Currie, Edinburgh, EH14 4AA

CALL US ON 0131 447 4747

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- Reception hall with excellent storage.
- Attractive living room with feature fireplace.
- Patio doors to private garden area at rear.
- Good sized dining kitchen with some appliances.
- Upper landing with excellent storage
- Master bedroom with built-in mirrored wardrobes & en-suite shower room. Further double bedroom.
- Spacious bathroom with shower.
- Electric heating.
- Double glazing.
- Small private garden areas to front & rear.
- Communal areas within development.
- Courtyard setting.
- Two allocated parking spaces.



## GENERAL DESCRIPTION

A fabulous terraced converted steading in the highly regarded Currie district, on the outskirts of Edinburgh and a short journey to the city centre itself. The property is close to a range of amenities in Currie, Balerno and Juniper Green while Hermiston Gait, the Gyle Shopping Complex and Edinburgh Business Park are also close by making this an ideal purchase for a first buyer or a young couple. The property is set in a courtyard in an idyllic location overlooking the local countryside.

## RESIDENTS ASSOCIATION

There is a Residents association in place for maintenance of the communal areas for which there is a charge of £10 per calendar month which includes the upkeep of the private road leading to the development. There is an additional charge of £50 per annum for the cutting of the grass within the communal areas over the summer months.

## LOCATION

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, Curriehill Station, provides regular services into the city centre and surrounding areas. There are a number of local shops to cater for everyday needs, with The Gyle Shopping Centre just a short drive away. Highly regarded schooling is well represented from nursery to senior level and Heriot Watt University is on hand for the more mature student. A variety of recreational facilities are available and country walks may be enjoyed in and around the area, including the Water of Leith Walkway/Cycle Path.

COUNCIL TAX BAND	D
TRAIN STATION	APPROXIMATELY 0.5 MILES TO CURRIEHILL TRAIN STATION.
AIRPORT	APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 400 METRES.

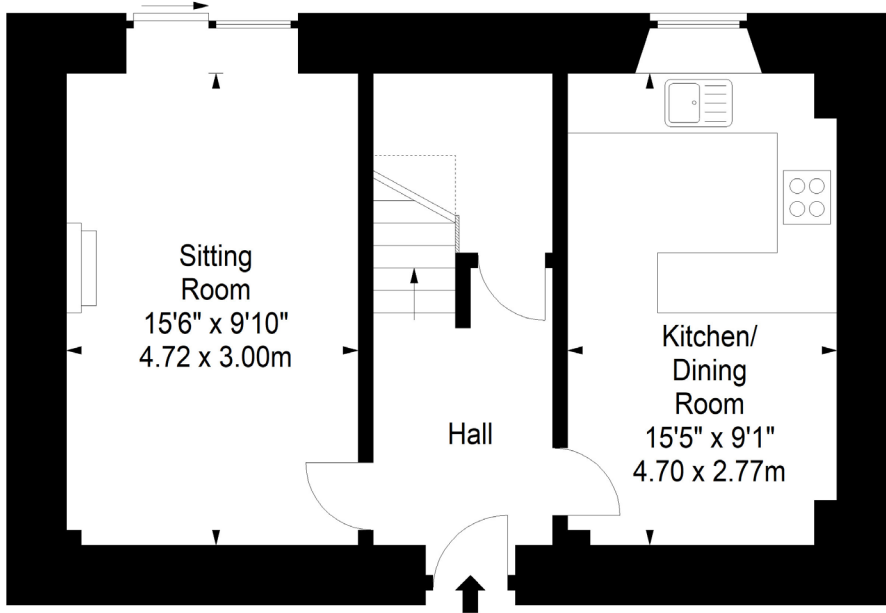
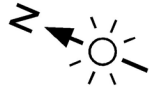
**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, FREESTANDING FRIDGE AND AUTOMATIC WASHING MACHINE.



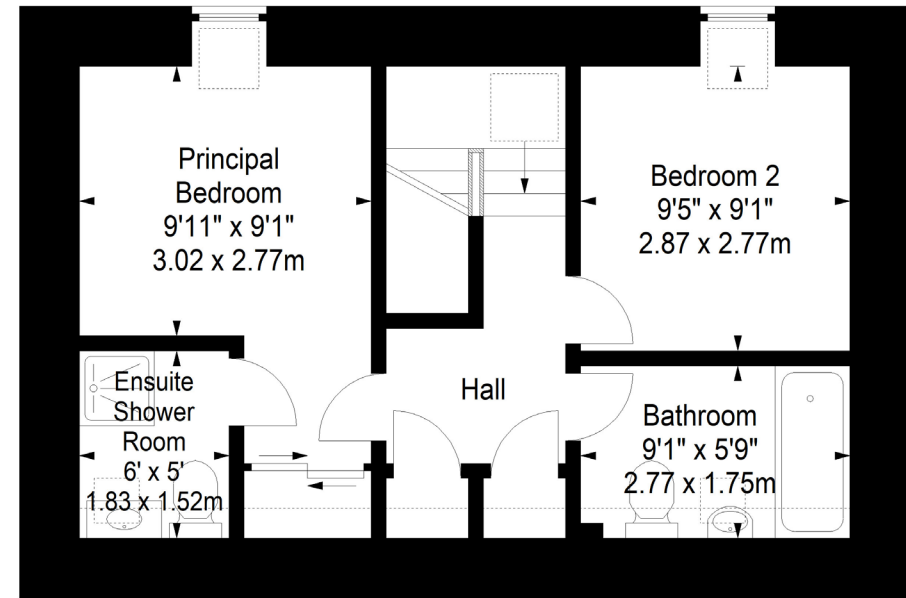
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Currie, EH14 4AA**



Approx. Gross Internal Area  
830 Sq Ft - 77.11 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**



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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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