



# 129 LANARK ROAD WEST

Currie, Edinburgh, EH14 5NZ



2

Public Room



4

Bedrooms



2

Bathroom



# 129 LANARK ROAD WEST

**S**ituated in the exclusive suburb of Currie, this four-bedroom semi-detached townhouse offers the best of both worlds, set on the banks of The Water of Leith, with elevated country views and good local links into Edinburgh by bus, road, and rail. Behind its characterful stone façade is a modern family home arranged over three floors with a tasteful decorative finish. It includes two southerly-facing connected reception rooms, a light-filled kitchen with a utility room, a principal en-suite shower room, a bathroom, a handy ground-floor WC, and ample storage. There is a shared driveway for parking and an expansive south-facing garden, with lawns and a dining terrace, which leads down to the riverbank and a secluded BBQ area.





EPC  
RATING



COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Well-connected suburban address
- Elevated country views and a riverside position
- Three-storey semi-detached townhouse
- Tasteful modern interiors
- Reception hall with storage and WC
- Southerly-facing living and dining rooms (openly adjoined)
- Bright kitchen with external access via a utility room
- Four large double bedrooms with storage
- Shower room in the principal suite
- Family bathroom with shower-over-bath
- Large south-facing enclosed garden on the banks of the Water of Leith
- Shared driveway
- Gas central heating and double glazing









Extras:  
All fitted floor and window coverings, and light fittings  
are included.











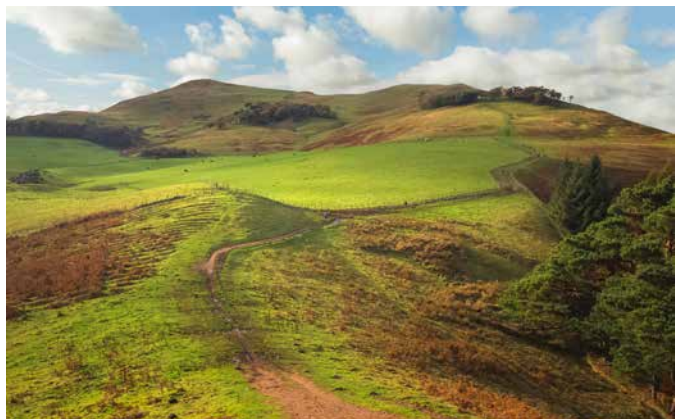










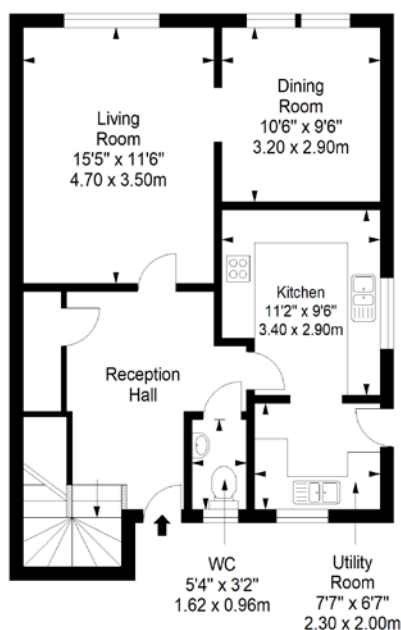


## CURRIE, EDINBURGH

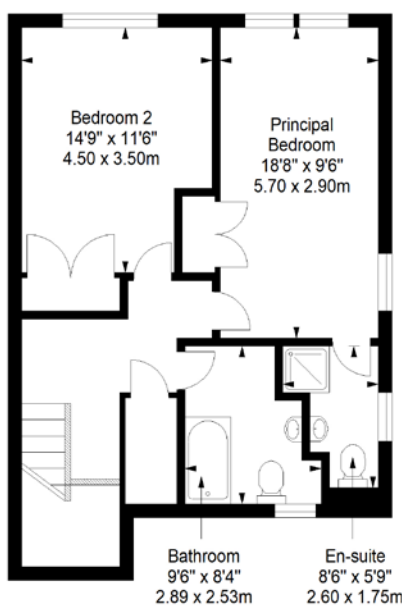
Nestled between the Pentland Hills and the Water of Leith, the area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater to your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away and offer an extensive range of High Street names and large supermarkets. Currie has excellent educational facilities with primary, secondary and independent options nearby. Plus, Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities, including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby, Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also has a regular night service.

# FLOORPLAN

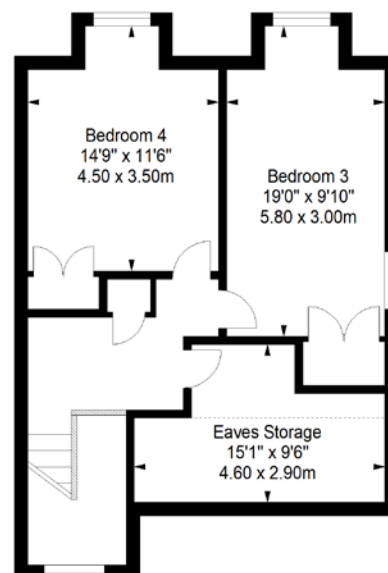
**Ground Floor**  
Approx. 59.9 sq. metres (644.8 sq. feet)



**First Floor**  
Approx. 59.1 sq. metres (636.2 sq. feet)



**Second Floor**  
Approx. 56.3 sq. metres (606.0 sq. feet)



Total area: approx. 175.3 sq. metres (1887.0 sq. feet)



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gilson gray property



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.