

**CURRIE**  
**11 ROWANTREE GROVE**  
**EH14 5AT**



**EPC RATING: C**

**OFFERS OVER £235,000**



## WELL PRESENTED & MAINTAINED TWO BED SEMI-DETACHED BUNGALOW WITH GARAGE & GARDENS IN POPULAR CURRIE

Located in this quiet street, on the outskirts of Edinburgh, is this delightful two bed semi-detached bungalow with large living/dining room space, modern kitchen, contemporary shower room, two good sized bedrooms, a handy garage with off street parking and easily maintained gardens front & rear. With a great range of shops, coffee shops, pubs & restaurants on your doorstep and easy access to retail parks, the motorway network or into the city centre, this would make a perfect home for downsizers, professionals or a young family.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Ramp or steps leading to the side entrance and hallway
- Large living/dining room with feature fireplace with gas coal effect fire, leading to a
- Fully fitted modern kitchen with white high gloss units & appliances and access to a handy storage cupboard
- Bright double bedroom with French doors to the rear garden
- Second double bedroom overlooking the garden
- Contemporary shower room with walk in mains shower, sink & wc
- Gas central heating from condensing combi boiler located in the kitchen
- Upvc framed double glazed windows & patio door
- Easily maintained front garden with shingle and driveway for off street parking
- Good sized sunny rear garden with two patio areas and shingle, perfect for relaxing & entertaining
- Detached single garage with electric light & power

### AREA

Currie is a highly regarded residential suburb of Edinburgh, running along the foot of the Pentland Hills and only a few miles from the city centre. There are good local shopping facilities nearby together with coffee shops, pubs and restaurants, and a number of retail parks just a short drive away, including Straiton, The Gyle & Hermiston Gait. Schooling in the area is well-renowned and the property is in the catchment for Currie and St Cuthbert's RC Primary Schools and Currie Community & St Augustine's RC High Schools. There are also gyms, tennis, golf & bowling clubs close by and access to woodland walks along the Water of Leith and Pentland Hills Park. Edinburgh airport is a short drive away and there are numerous bus services available from the main road into the city centre, or the train station at Curriehill. The City Bypass is minutes away with its links to the motorway network.

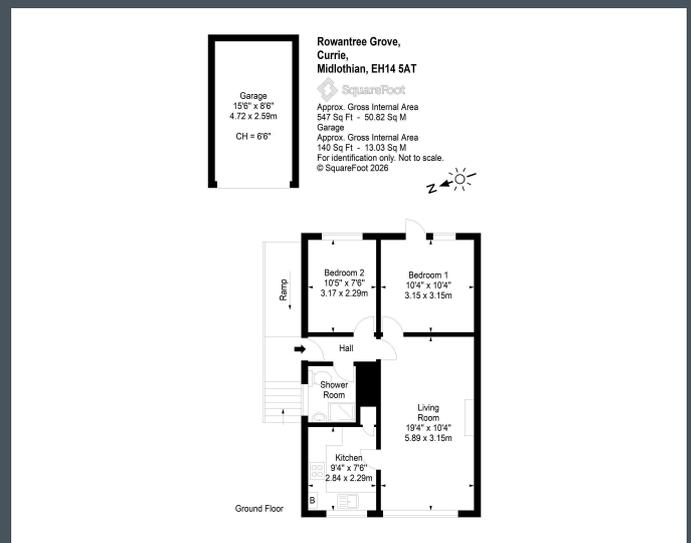
### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£240,000

Living/dining room	19'4 x 10'4 (5.89 x 3.15m)
Kitchen	9'4 x 7'6 (2.84 x 2.29m)
Bedroom 1	10'4 x 10'4 (3.15 x 3.15m)
Bedroom 2	10'5 x 7'6 (3.17 x 2.29m)
Garage	15'6 x 8'6 (4.72 x 2.59m)



### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

