



Currie, Edinburgh

40 LANARK ROAD WEST, CURRIE EH14 5JY

Set within a spacious L-shaped plot with double garage and ample off-street parking, this superb, three bedroom detached bungalow boasts ample living and entertaining space, with a light and airy sitting/dining room with original mahogany ceilings and feature glazing.



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DESCRIPTION

The property although requiring modernisation has tremendous potential and gives any purchaser the opportunity to upgrade and design the interior to their own specifications. Key Aspects:

- Entrance Vestibule
- Spacious Central Hallway
- Open-Plan Sitting/Dining Room flooded with natural light
- Fitted Kitchen
- Utility Room
- Conservatory
- Large Principal Bedroom with En-Suite Shower Room
- Two further Bedrooms
- Bright Family Bathroom
- Gas Central Heating
- Double Glazing throughout
- Large L-Shaped Private Garden with Mature Shrubs and Trees
- Double Garage
- Loft suitable for Storage
- Off-Street Parking for Multiple Cars

LOCATION

The property is located in the popular village of Currie, on the west of Edinburgh nestling under the Pentland Hills. The region offers an enticing combination of rural charm and nearby city attractions. It is surrounded by lush woodlands, rivers and reservoirs, while still being within easy commuting distance of the city centre. Currie and the neighbouring villages cater to all daily needs with an excellent range of independent local shops, services, mini supermarkets, authentic and well known traditional pubs

and cafes all nearby. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle Centre and Hermiston Gait are a short drive away offering a multitude of high street stores and shops. Excellent recreational facilities can be found close by which include Baberton and Dalmahoy golf courses, beautiful walks by the Water of Leith Towpath (which leads all the way into Edinburgh), the vast open parkland at Harlaw Reservoir, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. For families, the lovely open spaces of Muir Wood Park and Bloomiehall Park with their playgrounds are nearby. The area is served by highly regarded nursery, primary and secondary education. The property is a short walk to access frequent buses and Hermiston Park and Ride is nearby for those who wish to travel into Edinburgh City Centre. Curriehill Railway Station also provides excellent links to the city and Glasgow. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, Edinburgh International Airport and Queensferry Crossing. Heriot Watt University at Riccarton, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance. It is no surprise that it is popular with people who enjoy living in the city but also enjoy easy access to open spaces.

EXTRAS

Blinds, light fittings, floor coverings, integrated oven and hob, fridge, freezer, washing machine and tumble dryer are included in the sale.

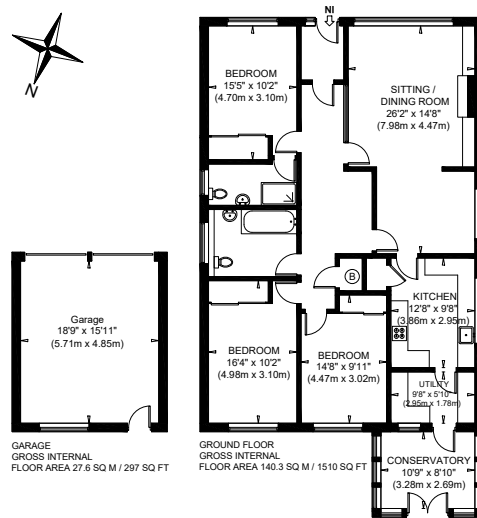
COUNCIL TAX BAND

Band F

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





LANARK ROAD WEST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 140.3 SQ M / 1510 SQ FT
 GARAGE = 27.6 SQ M / 297 SQ FT
 TOTAL = 167.9 SQ M / 1807 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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