

**10 Christie Road
Currie EH14 5AD**

Offers Over £350,000

Entrance hallway with storage cupboards
Bright lounge with feature fireplace and electric stove
Amtico flooring throughout ground floor
Separate WC with further storage
Modern dining/kitchen with integral appliances and separate utility room
Spacious master bedroom with BIW and en suite, plus 2 further bedrooms
Family bathroom with separate shower and three piece suite
Gas central heating and double glazing
Private garden and side driveway for two cars



Beautifully appointed and spacious end of terrace villa in quietly located modern development

Stylish and beautifully appointed end of terrace located on the edge of the popular and convenient area of Currie; this superb family home forms part of an exclusive small modern Cala development. This stylish and impressive property offers spacious accommodation that is in immaculate condition throughout with south facing rear garden, front and side gardens along with two designated parking spaces.

Situated approximately 6 miles from Edinburgh city centre, Currie is a quiet popular residential area. There is a regular bus service to and from the city centre along with frequent train service from Curriehill Station that provides direct links to both Edinburgh and Glasgow. The bypass is a short drive away and leads to the Gyle, Edinburgh International airport and the M8/9/90 motorway network. The area is served by excellent primary and secondary schools both of which are within walking distance of the property plus Heriot Watt University is a short distance away. There are good local shops, butchers, a cosy pub and easy access to nearby Hermiston Gait and Gyle Centre. Recreational facilities include a number of popular golf courses, use of the sporting facilities at Heriot Watt University, walks along the Water of Leith Walkway and in the Pentland Country Park.

Council Tax Band F

Energy Rating B

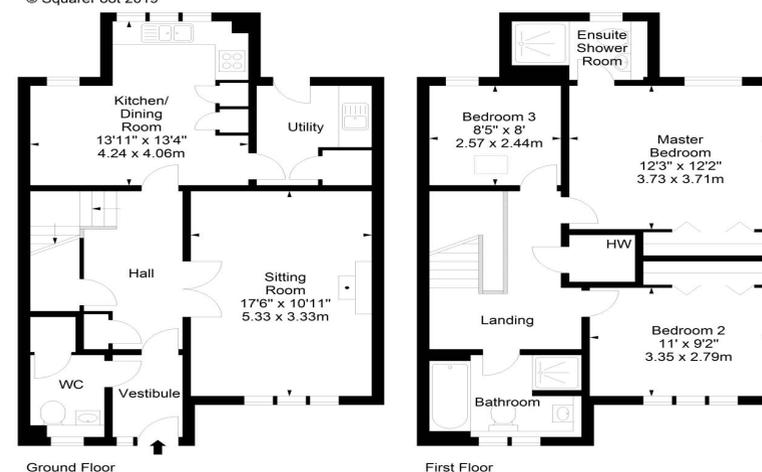
Viewing on Sunday 1-3pm or by appointment phone 0131 337 1800



Christie Road,
Currie,
Midlothian, EH14 5AD

 SquareFoot

Approx. Gross Internal Area
1256 Sq Ft - 116.68 Sq M
For identification only. Not to scale.
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