



## 2 Hermiston Steading, Currie, City of Edinburgh, EH14 4BB

Charming & Beautifully Presented, Three-Bedroom, Mid-Terrace Home with Garden

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# Property Description

Beautifully presented and full of character, this charming three-bedroom mid-terrace home forms part of an exclusive steading conversion, nestled within the sought-after Hermiston conservation area, to the west of Edinburgh. Boasting a private front garden and stylish interiors throughout, this stone-built property offers the perfect blend of traditional appeal and modern comfort.

Comprises an entrance hallway, living room, dining room/kitchen, three double bedrooms, two en-suite shower rooms and a ground-floor shower room.

Highlights include a quality integrated kitchen, stylish bathroom suites, extensive wood-effect flooring, oak doors, and contemporary lighting.

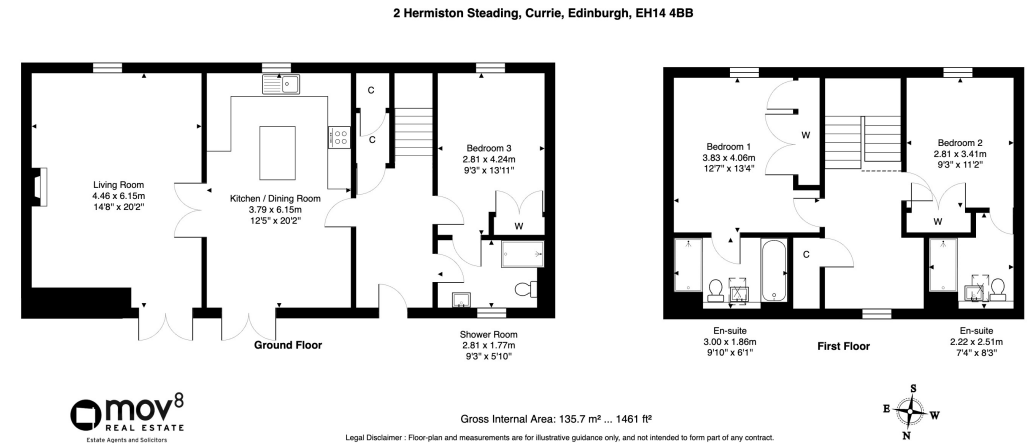
Rarely available and tastefully finished, further features include gas central heating, double glazing, and superb storage, including built-in cupboards and fitted bedroom wardrobes.

Step inside to a welcoming entrance hall that leads into a bright and spacious kitchen/dining room, thoughtfully designed with entertaining in mind. Featuring sleek, high-quality units, an island/breakfast bar, and integrated appliances including an induction hob with extractor, a fridge/freezer and double eye-level oven, the space is further enhanced by patio doors opening to the front garden. Double doors flow into a light and inviting living room, complemented by wood-effect flooring seamlessly continuing throughout, fresh neutral decor, dual light fittings, and further patio doors that lead to the garden – ideal for indoor/outdoor living.

Also on the ground floor, a versatile third bedroom offers potential as a guest room, home office or additional family space, complete with built-in storage and matching wood-effect flooring. A contemporary shower room with tiled walls and flooring completes the downstairs accommodation.

Upstairs, a generous landing provides the perfect nook for a home office or reading area, leading to two spacious double bedrooms, each with en-suites. The principal bedroom features carpeting, built-in wardrobes, additional built-in storage, and a luxurious four-piece en-suite bathroom. The second bedroom also benefits from a stylish en-suite shower room and built-in wardrobe space.

Externally, the property boasts a private, well-kept front garden with a lawn, a paved patio, and privacy hedging.



## Area Description

Hermiston Steading enjoys a fantastic semi-rural location just six miles west of Edinburgh city centre and less than two miles from the village of Currie. Set back from the Union Canal, the property is ideally placed for commuters, with excellent access to Heriot-Watt University, Oriam – Scotland's Sports Performance Centre – and a range of superb transport links including Edinburgh Park, Curriehill train station, and the nearby city bypass, M8, and M9. Edinburgh Airport is also within easy reach, and a Park and Ride facility is within walking distance. Currie, known for its highly regarded primary and secondary schools, has everyday amenities that are easily accessible, with Hermiston

Gait Retail Park and The Gyle Shopping Centre just a short drive away, offering a variety of supermarkets, high-street stores, and coffee shops. Outdoor and leisure opportunities abound, with rivers, reservoirs, and the Pentland Hills offering scenic escapes nearby. Residents also enjoy access to local sporting and recreational facilities, including the Edinburgh International Climbing Arena, the Ratho Park Golf Club, Dalmahoy Golf and Country Club, horse riding, canal-side activities, and a popular local rugby club.













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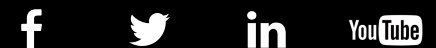
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