



2 Stewart Crescent, Currie, City of Edinburgh, EH14 5SE

Beautifully Presented Three-Bedroom, Semi-Detached Home with Gardens & Parking Bay

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Property Description

Beautifully presented and extended, three-bedroom, semi-detached home, with gardens and a driveway. Located in a quiet cul-de-sac, in the desirable and sought-after Currie area, southwest of Edinburgh centre.

Comprises an entrance hall, a living/dining room, a kitchen, a rear hall, three double bedrooms, a family bathroom, and a ground floor shower room.

Highlights include a semi-open plan ground floor, a stylish fitted kitchen, generous bathrooms, contemporary flooring, and lighting. In addition, there is gas central heating, double glazing, and good storage, including a partially floored loft space.

To the front, there is low-maintenance landscaping with a paved driveway, whilst to the rear is a paved patio, a large lawn, and a storage shed.

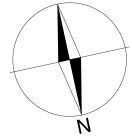
A welcoming entrance leads into a spacious living/dining area, complemented by wood-effect flooring throughout and double windows on either side of the living room, allowing plenty of natural light. The modern fitted kitchen features contemporary worktops, a sink with a drainer, and ample storage space. A breakfast bar provides additional seating, while integrated appliances include a double oven, gas hob with canopy extractor, bosch integrated dishwasher, and a fridge/freezer, with extra space for additional appliances.

From the rear hall, you access the generously sized main bedroom, complete with a walk-in wardrobe. Adjacent to the bedroom is a fully tiled shower room, fitted with an electric shower unit and a ladder-style radiator. Carpeted stairs lead to the first floor, where you'll find two further double bedrooms, both with large windows that fill the rooms with natural light. Completing the property is a modern bathroom featuring a three-piece suite, including a bath with an overhead shower and a ladder-style radiator.

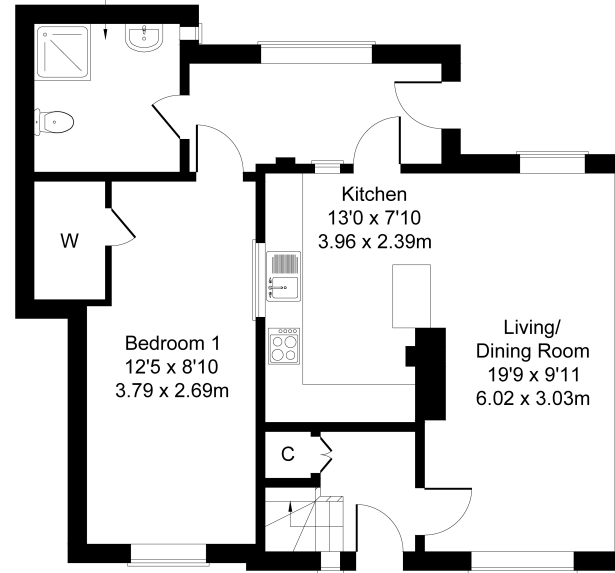


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Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)

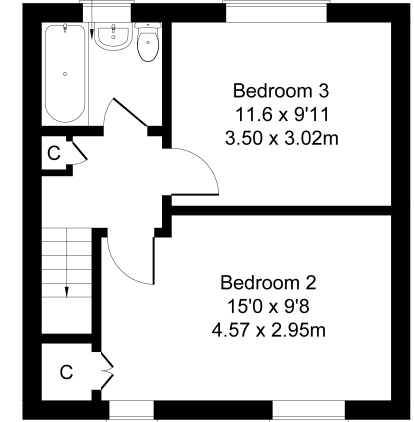


Shower Room
7'9 x 7'7
2.36 x 2.32m



Ground Floor

Bathroom
6'5 x 5'5
1.96 x 1.65m



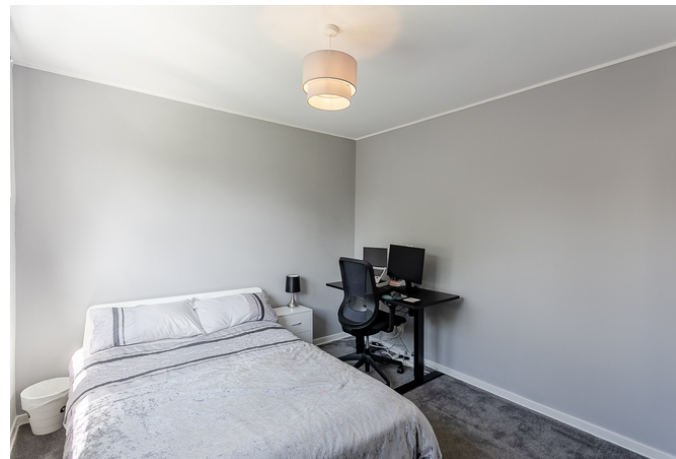
First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Currie, Juniper Green, and nearby Balerno enjoy a charming village feel, complemented by a wide selection of local amenities. A short drive brings you to The Gyle Shopping Centre and Hermiston Gait, both offering a broad range of high-street retailers and supermarkets. The surrounding area boasts numerous scenic walks, including routes along the Water of Leith, the Pentland Hills, and the beautiful Mallery National Trust Gardens. Golf enthusiasts can enjoy the

renowned Dalmahoy Golf and Country Club. Excellent public transport links, including Curriehill railway station, provide regular services to the city centre and beyond. The area is well served by respected schools such as Currie Primary School and Currie High School. Nearby, the main campus of Heriot-Watt University features the Oriam Sports Complex, Scotland's national performance centre for sport.





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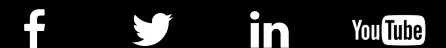
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Estate Agents and Solicitors



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