



18 Palmer Place, Currie, Edinburgh, EH14 5QN

Immaculately Presented, Two-Bedroom, Mid-Terrace Home, with Private Gardens

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Property Description

Immaculately presented, two-bedroom, mid-terrace home, with private gardens. Set in an established residential area in the popular village of Currie, on the outskirts of Edinburgh.

Comprises an entrance hall, living room, dining kitchen, two double bedrooms and a bathroom.

Features include contemporary flooring, a modern kitchen with appliances and light, neutral decor throughout. Further features include gas central heating, double glazing, multiple TV points and good integrated storage, including a large, floored attic, with power and light.

Externally a private front garden includes an easy-to-maintain artificial lawn, whilst the enclosed rear garden features a patio, a lawn and a garden shed. The climbing frame and trampoline in the rear garden can form part of the sale.

Ample on-street parking is available at the front of the property and on the surrounding streets.

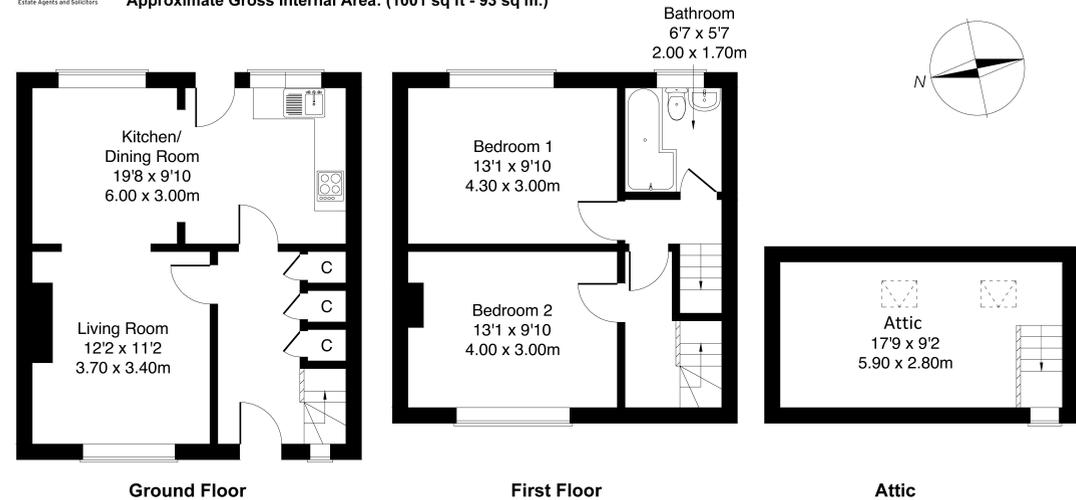
A bright, welcoming entrance hall, with generous cupboard storage, leads into a front-facing living room on the left. Finished with modern, wood-effect flooring and featuring a contemporary, wall-mounted fire, the tastefully presented reception room provides ample space for lounge furniture and flows openly into a dining kitchen. Spanning the entire width of the property, and enjoying garden access, the bright, spacious room has space for a large dining table and chairs and is fitted with modern units and worktops and stylish splashback tiling. Appliances include an integrated oven, a ceramic hob and a canopy, as well as a freestanding fridge/freezer and a washing machine.

Upstairs, the home's two double bedrooms are well-presented and carpeted for comfort. Enjoying generous proportions, both bedrooms offer plenty of space for freestanding furniture and bedroom storage. Completing the accommodation family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls. A large, floored loft offers a flexible space, with options for use.

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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



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 have pleasant village atmospheres and an excellent range of local amenities. The Gyle Shopping Centre and Hermiston Gait are just a short drive away and offer an extensive range of high-street names and large supermarkets. There are many attractive walks nearby, including along the Water of Leith, the Pentland Hills, and the Mallyen National Trust Gardens, with golfing at the prestigious Dalmahoy

Golf and Country Club. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. Local schooling includes Currie Primary School and Currie High School, and the main Heriot Watt University campus with the Oriam Sports Complex - Scotland's national performance centre for sport - is also close by.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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