



20 Easter Currie Court, Currie, City of Edinburgh, EH14 5PY

Light and Tastefully Presented, Three-Bedroom, South-Facing End-Terrace Family Home

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Property Description

Light and tastefully presented, three-bedroom, south-facing end-terrace family home, with gardens, and an allocated garage. Located in a quiet cul-de-sac, in the heart of the sought-after village of Currie, southwest of Edinburgh centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a spacious semi-open-plan living space, new windows (Apr 2024) and new doors (Sept 2024), modern fitted kitchen and bathrooms, and first-floor skyline views to the Fife and Forth. In addition, there is gas central heating, double glazing, contemporary flooring, and good storage, including a floored loft.

A generous fully enclosed plot includes lawns, patios and planting beds; whilst the allocated garage is set adjacent and has power and lighting.

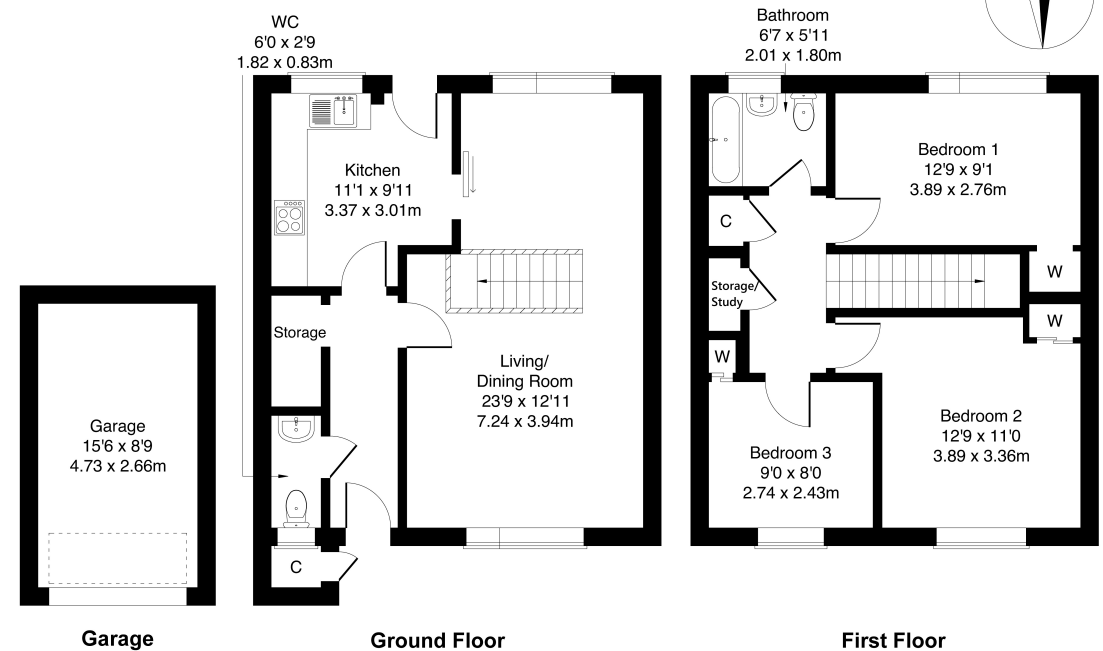
A welcoming entrance hall with tiled flooring provides access to all rooms on the ground floor and benefits from excellent built-in storage options. The spacious living area is a bright and inviting room, enhanced by wood-effect flooring and a large window that floods the space with natural light. There is ample room for a variety of furniture layouts, making it an ideal space for relaxing or entertaining. To the rear of the room, the dedicated dining area creates a seamless open-plan feel and offers direct access to the modern fitted kitchen. The kitchen features hardwood worktops, tiled flooring, a sink with a drainer and access to the rear garden. It comes complete with a fridge/freezer, dishwasher, washing machine and a cooker with a gas hob and canopy extractor. A convenient WC and additional storage are also located on the ground floor.

Upstairs, bedroom one offers comfortable proportions, carpeted flooring and a built-in wardrobe with a sliding door. The room benefits from excellent natural light and provides generous space for additional furnishings. Two further bedrooms, both carpeted, also include built-in wardrobes and offer flexible use for family, guests or a home office. Each room is well-presented and designed to maximise storage and comfort. A dedicated study/storage cupboard is located on the first floor for added practicality. Completing the property, the modern three-piece bathroom features tiled-effect flooring, a stone-effect splashback, spotlighting, a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1109 sq ft - 103 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 offer a charming village atmosphere with a wide range of local amenities. There is a regular bus service approximately every 15 minutes, with the nearest stop less than a minute's walk from the property. The area is exceptionally convenient, with a butcher, café, library, takeaways, pubs, and access to the Water of Leith walkway all within a five-minute walk. A short drive takes you to The Gyle Shopping Centre and Hermiston Gait, which provide an extensive selection of high street retailers and supermarkets. The area is surrounded by

scenic walks, including trails along the Water of Leith, the Pentland Hills, and the beautiful Malleny National Trust Gardens. Golf lovers can enjoy the prestigious Dalmahoy Golf and Country Club. Public transport is well served with Curriehill railway station offering regular services to the city centre and beyond. The area is home to well-regarded schools such as Currie Primary School and Currie High School. Nearby, Heriot-Watt University's main campus includes the Oriam Sports Complex, Scotland's national performance centre for sport.





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