



8 Rowantree Avenue, Currie, City of Edinburgh, EH14 5AU

Light & Tastefully Presented, South-Facing, Two-Bedroom, Mid-Terrace Home

Up to date price and viewing info at mov8realestate.com/property

espc **rightmove**[®] **Zoopla**
find your happy

Property Description

Light and tastefully presented, south-facing two-bedroom, mid-terrace home, with immaculate gardens. Located in the sought-after Currie area, southwest of Edinburgh centre. Comprises a porch, hall, living room, sun room, kitchen, two double bedrooms, and a bathroom.

Highlights include a fitted kitchen with appliances, gas central heating and double glazing. Further features include a generous and flexible sun-room extension and good storage spaces. Additionally, there is a floored loft, accessed via Ramsay ladder, providing potential for conversion (subject to any planning permission and consents).

Externally, the property boasts highly maintained gardens including lawns, a patio, a storage shed and an eclectic mix of flowering plants and shrubbery.

A welcoming porch opens into the hall, providing access throughout the ground floor, including a convenient understair cupboard. Set to the front, a generous living room enjoys a south-facing aspect, flooding the room with natural light, while patio doors lead to a sun room offering another lounge area, and access to the rear garden.

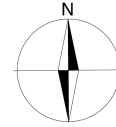
The kitchen is set to the rear, with further garden access, while fitted units and worktops include a sink with a drainer, an integrated electric hob and oven, and a freestanding washine machine and fridge/freezer.

Carpeted stairs lead to the upper hall, where two double bedrooms are set to each aspect, with the main bedroom benefiting from a built-in wardrobe with mirror doors and a further built-in storage cupboard. Completing the accommodation, the bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



8 Rowantree Avenue, Currie EH14 5AU

Approximate Gross Internal Area: (861 sq ft - 80 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. 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 Mallyen 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.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

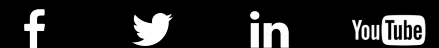
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.