



## 9 Currievale Drive, Currie, City of Edinburgh, EH14 5RN

Beautifully Presented Three-Bedroom Detached with a Garden & Garage

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# Property Description

Light and beautifully presented, a three-bedroom detached family home with immaculate gardens, a driveway, and a detached garage. With woodland adjacent to the rear, located in the popular residential area of Currie, south-west of Edinburgh city centre.

Comprises an entrance hall, living and dining rooms, a kitchen, a conservatory, three flexible bedrooms, a shower room, and a ground floor WC.

Highlights include a quality fitted kitchen with integrated appliances and walnut wood veneer worktops, a stylish bathroom, and contemporary flooring. Further highlights include an impressive fireplace with quality limestone surround and a generous conservatory.

In addition, there is double glazing, gas central heating, and excellent storage, including a store for each bedroom and a loft. There is low-maintenance landscaping to the front, and a multi-vehicle driveway, whilst the rear has a "sun trap" patio, lawn, and an eclectic mix of shrubbery.

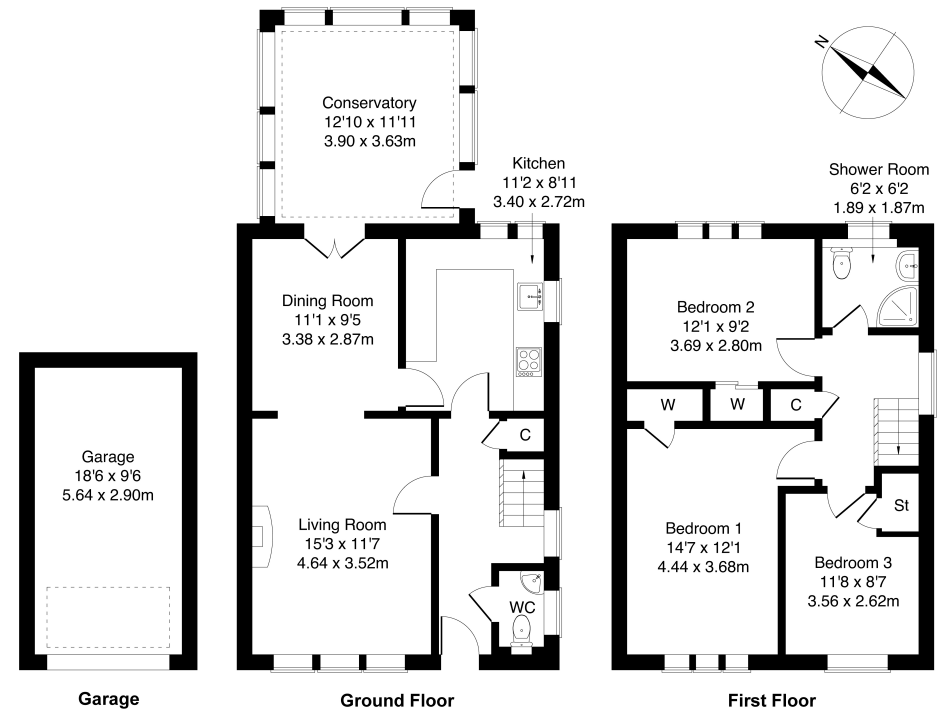
You're welcomed into the home through a bright entrance that leads into the kitchen, dining, and living area, and there is a fully tiled downstairs WC. The hall, living, dining, and conservatory feature quality laminate flooring throughout. The living and dining room has light décor, a modern fireplace, with a dining room at the rear and access to a conservatory overlooking the garden.

The kitchen has a modern look with tiled flooring, wood-veneer worktops, contemporary tiles, and built-in appliances including an oven, microwave, induction hob, washing machine, dishwasher, and fridge/freezer. Upstairs offers three double bedrooms, all carpeted and with neutral décor, with bedrooms one and two including built-in storage. A fully tiled three-piece shower room with a shower cubicle completes the property.



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Approximate Gross Internal Area: (1345 sq ft - 125 sq m.)



# 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 Mallyen National Trust Gardens. Golf enthusiasts can enjoy the renowned Dalmahoy Golf and Country Club. Excellent public

transport links, including Curriehill railway station, which is only a short walk from this address and provides 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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