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117 Curriehill Castle Drive, Currie, City of Edinburgh, EH14 5TB

Spacious, Tastefully Presented, Three-Bedroom, Semi-Detached House

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Property Description

Tastefully presented and spacious, three-bedroom, semi-detached house, with gardens, a driveway and an adjoining garage. Set on an end-of-cul-de-sac plot with a semi-rural setting in the desirable and sought-after Balerno, southwest of Edinburgh centre.

Comprises an entrance porch, living room, kitchen, dining/family room, three double bedrooms and a family bathroom.

Highlights include a bespoke rear extension, a modern fitted kitchen and bathroom, contemporary decor, gas central heating and double glazing. In addition, there is excellent storage, including a floored loft, and a generous garage with power and light.

Externally there is low-maintenance landscaping to the front, with multi-vehicle parking, whilst to the rear is an L-shaped garden plot primed for development.

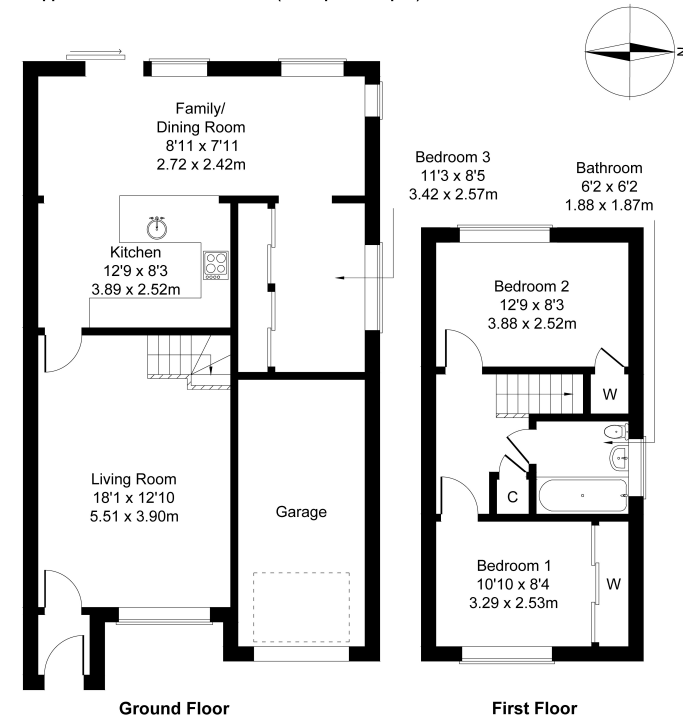
A bright entrance porch leads into a tastefully presented living room, filled with natural light from a wide, floor-to-ceiling window, and offering a spacious, flexible floorplan for items of freestanding furniture. Leading off the living room, a dual-aspect, open plan area, with garden access, is finished with modern, wood-effect flooring and generous glazing, and comprises a kitchen, space for a dining table and chairs and a comfortable living area. Openly accessed from here, a stylish double bedroom, with mirrored wardrobe storage, offers a versatile guest suite.

Upstairs, two further bedrooms are generous and well-finished. Set to the front, bedroom one is fitted with modern, wood-effect flooring and mirrored wardrobe storage, whilst bedroom two is carpeted, includes cupboard storage and enjoys rear garden views. Completing the accommodation, a family bathroom is fitted with a white, three-piece suite, a rainfall shower-over-bath, a chrome, ladder-style radiator and panel splash walls.

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117 Curriehill Castle Drive Balerno EH14 5TB

Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



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

Area Description

Balerno is a sought-after residential village, some eight miles southwest of the city centre. Located just off the A70, it is ideal for commuting by bus or car, with the nearby city bypass connecting to the main trunk routes and Edinburgh Airport. The thriving community supports a range of local shopping, services and amenities, including sports clubs, a swimming pool, and well-regarded primary and high schools. There are

supermarkets at The Gyle and Hermiston Gait retail parks and at Colinton and Longstone. Balerno lies on the edge of the Pentland Hills Regional Park and is convenient for pleasant woodland pathways along the Water of Leith, around Harlaw and Threipmuir, and in Balerno's Malleny Gardens, with golf courses at Dalmahoy and Baberton





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