



10 Corslet Crescent, Currie, City of Edinburgh, EH14 5HS

Light & Tastefully Presented, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Light and tastefully presented, three-bedroom, detached family home, with gardens, an adjoining garage and a driveway. Set on a quiet residential side street, in the desirable and sought-after Currie area, south west of Edinburgh city centre. Comprises a vestibule, hall, living room, dining room, kitchen, three double bedrooms, and a shower room.

An ideal family home, requiring some modernisation, offering a flexible layout, close to schools and excellent transport links. Highlights include a fitted kitchen with appliances, a generous bathroom, HIVE gas central heating and double glazing. Additionally, there is superb storage, including fitted wardrobes, and an exceptional garage space with power and lighting. Externally, the property benefits from a multivehicle driveway to the front, whilst an enclosed rear garden includes a lawn, patio and established shrubbery.

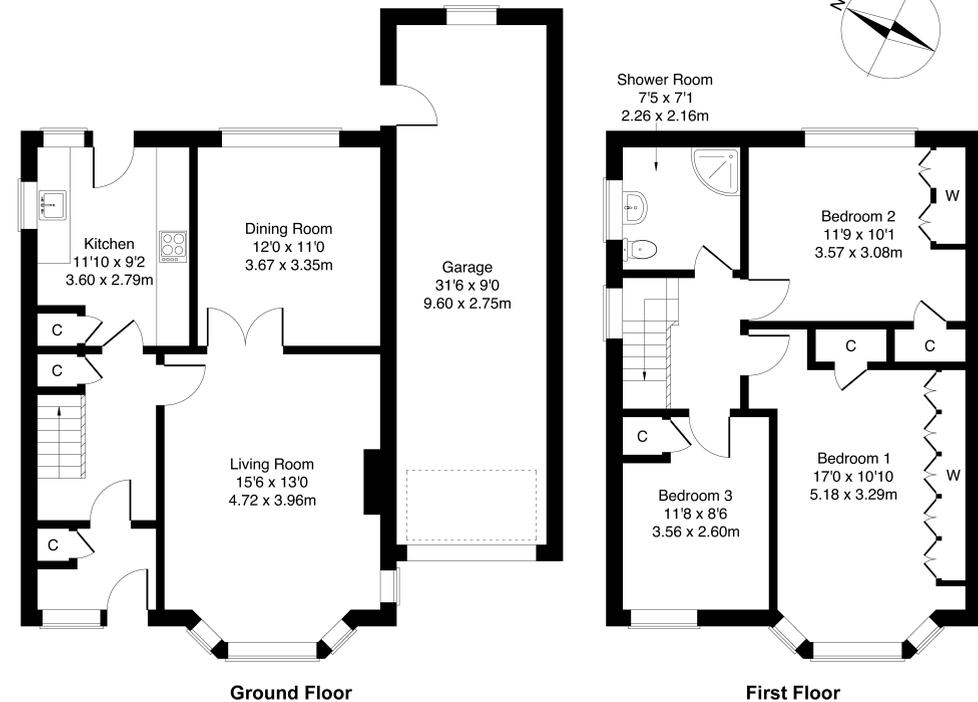
A welcoming entrance vestibule opens into the main hall, which provides access to most of the ground-floor accommodation. From here, carpeted stairs rise to the first floor, and there is also a useful storage cupboard. Positioned to the front of the property, the exceptionally spacious living room is bathed in natural light thanks to a bay window with a favourable south-westerly aspect. Twin doors lead through to the rear-facing dining room, creating a flexible space ideal for both everyday living and entertaining. To the rear, the well-proportioned kitchen is fitted with laminate flooring and benefits from a built-in storage cupboard and a door providing direct access to the garden. The kitchen features a range of fitted units with stone-effect worktops and a tiled surround, alongside a selection of freestanding appliances including a gas cooker, fridge/freezer, washing machine and tumble dryer.

Upstairs, the generous principal bedroom is set to the front and features a bright bay window along with excellent storage, including multiple fitted wardrobes and a built-in cupboard. Two further well-proportioned bedrooms are positioned to opposite aspects, each benefiting from built-in wardrobe storage. Completing the accommodation is a spacious shower room, fitted with a contemporary suite complemented by panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1496 sq ft - 139 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.





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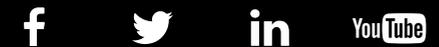
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