

**15 Pentland Place
Edinburgh EH14 5QG**

Offers Over £210,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over bath
- Large private garden to rear
- Gas central heating and double glazing throughout
- Off-street parking for two cars



1



2



1



EPC D



End Terrace Villa

Blair Cadell are delighted to bring to market this fantastic two bed end-terraced house in the heart of Currie. In great condition throughout and with potential for further development to the rear subject to planning, the property will appeal to many and must be viewed.

The accomodation comprises of a large living/dining room which is perfect for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods which are available by separate negotiation and access to the garden at the rear of the property. There are two double bedrooms with the master featuring wardrobes which are included in the sale and a large storage cupboard. A family bathroom fitted with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a large private back garden laid to lawn and off-street parking via a driveway for at least two cars.* No warranties given for systems or appliances*

Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools within walking distance plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

Viewing by appointment on 0131 337 1800

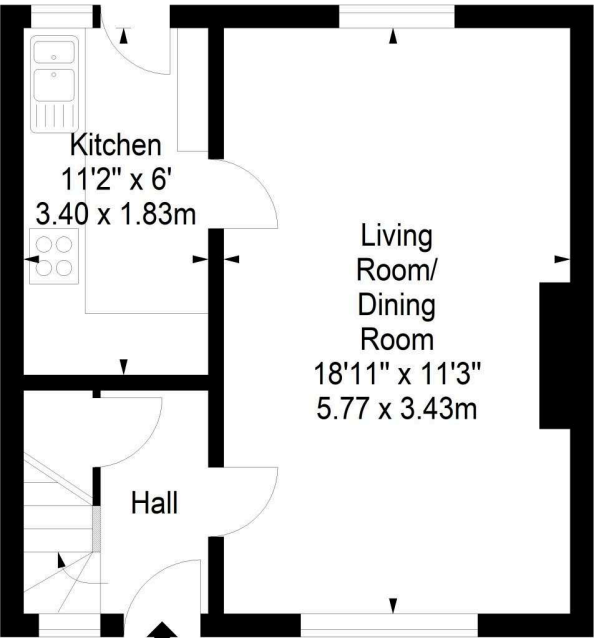
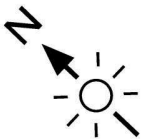




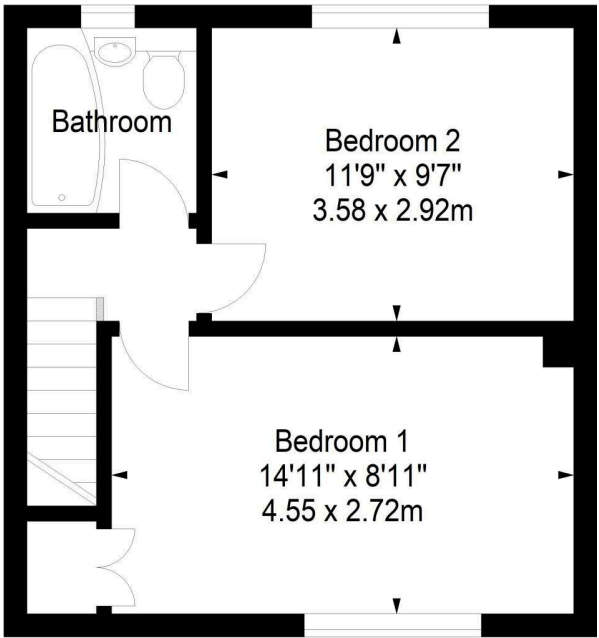
Pentland Place,
Currie,
Midlothian, EH14 5QG



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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