

HASTIN^{LEGAL}&S



37 Corslet Road

Currie, EH14 5LZ

Offers Over £330,000





A beautifully presented semi-detached home, set within a popular leafy suburb of Edinburgh, this modern property offers stylish, move-in-ready accommodation complemented by private parking, an integral garage, generous gardens, and bright, well-proportioned living spaces.



37 CORSLET ROAD

37 Corslet Road enjoys an attractive approach, with a low-maintenance front garden designed in a courtyard style, a mature hedge providing privacy, and a private driveway leading to the garage. Internally, a welcoming entrance porch opens into a central hallway with excellent storage, leading through to a spacious dual-aspect living and dining room. Filled with natural light, this versatile space comfortably accommodates both lounge and dining furniture, while sliding patio doors create a seamless connection to the rear garden. The adjoining kitchen is well equipped with a range of fitted wall and base units, ample worktop space, room for freestanding appliances, and direct access to the garden, making it ideal for everyday family living and entertaining. On the first floor, the principal bedroom benefits from a convenient en-suite WC. Two further well-proportioned double bedrooms provide flexible accommodation for family, guests, or home working, all served by a contemporary shower room finished to a modern standard. Externally, the enclosed rear garden offers a private and peaceful setting, predominantly laid to lawn with attractive planted borders and a patio seating area, perfect for relaxing or entertaining during the warmer months. A courtesy door also provides direct access to the garage, adding further practicality to this appealing home. Combining bright, well-maintained interiors with excellent outdoor space and a sought-after residential setting, this is an ideal home for families, professionals, and those looking to enjoy a peaceful yet well-connected Edinburgh location.

LOCATION

Currie is one of Edinburgh's most desirable residential suburbs, enjoying an enviable setting approximately five miles southwest of the City Centre. Combining the charm of a traditional village with the convenience of excellent transport connections, the area offers swift access to the Edinburgh City Bypass, the M8 and M9 motorway networks, the Forth Road Bridge, and Edinburgh Airport. Regular bus and rail services also provide quick and convenient links to the city centre and beyond.

Renowned for its welcoming community and picturesque surroundings, Currie offers an exceptional quality of life. A wide

selection of everyday amenities can be found within the village, while an extensive range of shopping, dining, and leisure facilities are available nearby at Hermiston Gait Retail Park and The Gyle Shopping Centre. The area is particularly sought after by families, benefiting from highly regarded schooling, including Currie Primary School, Currie Community High School, St Cuthbert's RC Primary School, and St Augustine's RC High School. Some of Edinburgh's leading independent schools, including George Watson's College and Merchiston Castle School, are also within easy reach. Heriot-Watt University and Edinburgh Napier University campuses are both conveniently located nearby. For those who enjoy an active lifestyle, Currie is superbly positioned to take advantage of an outstanding range of outdoor and leisure pursuits. Bloomiehall Park, the breathtaking Pentland Hills Regional Park, and the scenic Water of Leith Walkway and Cycle Path provide beautiful green spaces on the doorstep, while golfers are well catered for with courses at Baberton and Kingsknowe.

A variety of local sports, tennis, and bowling clubs further contribute to the area's outstanding lifestyle appeal. Offering the perfect balance of village charm, excellent amenities, outstanding schooling, and superb connectivity, Currie continues to be one of Edinburgh's most sought-after places to call home.

HIGHLIGHTS

- Excellent location
- Immaculate condition as reflected in the Home Report
- Three well appointed bedrooms
- Private parking & garage
- Lovely rear garden

ACCOMMODATION SUMMARY

Ground Floor:- Entrance Porch, Living & Dining Room, Kitchen and Shower Room. First Floor:- Landing, Principal Bedroom with WC, and Two Further Bedrooms.

SERVICES

All Mains Services, Gas Central Heating.

ADDITIONAL INFORMATION

Any fixtures and fittings mentioned will be included with sale. Approx 67 sq m internal.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £330,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



