



13 Corslet Road  
**Currie**  
**EH14 5LZ**

# 13 Corslet Road Currie

 3  1  1 EPC  
C

Corslet Road is a well-established residential street in the popular area of Currie, within walking distance of the local primary and secondary schools, good amenities with Curriehill Train Station being a short drive from the property providing quick and easy access to Edinburgh.

Now in need of some upgrading the well laid out accommodation would make an excellent family home and comprises; welcoming entrance hallway with under stair cupboard, south facing living room open to the dining room, kitchen, downstairs bathroom with stairs leading to three bedrooms.

Outside there are gardens to the front and rear, a detached garage and driveway with ample off-street parking.

## Property Features

Desirable Location

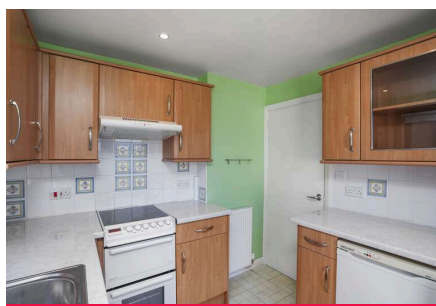
Some Upgrading Required

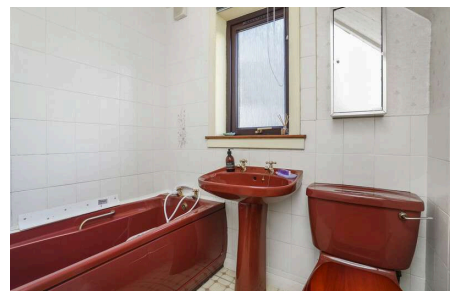
3 Bedrooms

Large Garden

Driveway

Garage



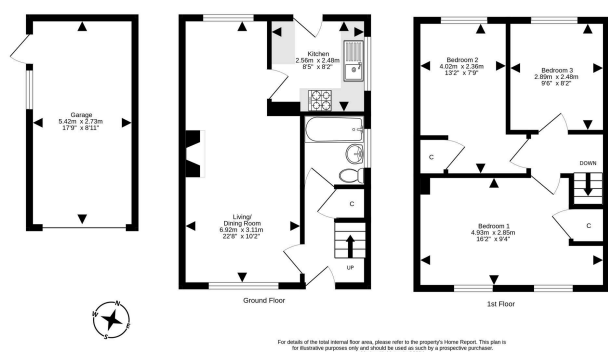




Currie is a popular residential area which lies a few miles south west of the city centre. The property is near walkways and cycle paths that take you to the city centre, Balerno and the Pentland Hills Regional Park. Rail access into the city centre is found at Curriehill Station and regular buses can take you directly to the city centre and surrounding areas. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport and Glasgow. There are excellent local shopping facilities Currie and nearby Juniper Green. Hermiston Gait and the South Gyle shopping centre have a variety of shops on offer, both are a short drive away.

### Extras

All fitted carpets, light fittings and kitchen appliances are included in the sale of the property (the seller will not warrant their working order).



**AS Anderson Strathern**

**Find out more**

**0131 270 7777**

**[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)**

#### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

**Follow us on Twitter**  
**@Residential\_AS**

**espc**

#### EDINBURGH

1 Rutland Street  
Edinburgh  
EH3 8EY  
T + 44 (0)131 270 7777

#### GLASGOW

George House  
50 George Square  
Glasgow G2 1EH  
T + 44 (0)141 242 6060

#### EAST LOTHIAN

14 Court Street  
Haddington  
EH41 3JA  
T + 44 (0)1620 82 2127

#### SHETLAND

Nordhus  
North Ness Business Park  
ZE1 0LZ  
T + 44 (0)1595 69 5262