



129 Lanark Road West  
CURRIE | EDINBURGH | EH14 5NZ

  
**warners**  
solicitors & estate agents



## 129 Lanark Road West

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Beautifully presented semi-detached villa located in the sought-after Edinburgh suburb of Currie, boasting extensive gardens down to the water of Leith, and fantastic views over fields. The charming property offers well planned and flexible accommodation over three floors. This excellent family home offers light and spacious accommodation and is in very good order throughout. The property further benefits from private, off street parking to the front, double glazing on the lower level, triple glazing on the upper floors and gas central heating. Early viewing is recommended to fully appreciate the accommodation on offer!

- Semi detached villa
- Welcoming entrance hallway
- Living-room semi open plan to dining room with French doors to rear garden and hatch to kitchen
- Well-equipped modern kitchen with door to utility room which in turn has door to rear garden
- Spacious principal bedroom with en-suite shower room
- Three further double bedrooms (all with integrated storage)
- Large family bathroom with mains shower over bath
- Fantastic storage options included large box room, eves storage and attic access
- Triple and double glazing
- Extensive rear garden mainly laid to lawn with stairs down to private patio area on the banks of the Water of Leith.

EPC Rating C

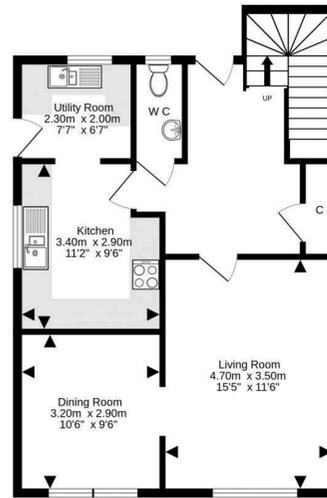
Extras include all blinds, oven, dishwasher, fridge and washing machine.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

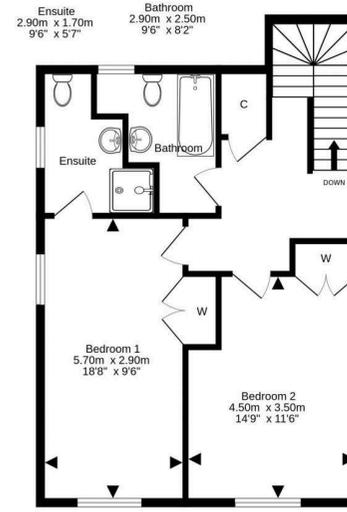


Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.

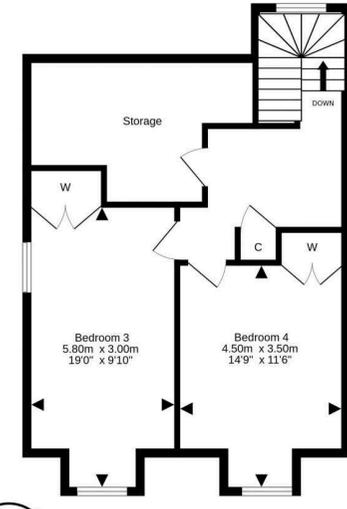




Ground Floor



1st Floor



2nd Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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