

COULTERS<sup>©</sup>



# 6 CHRISTIE ROAD, CURRIE

CURRIE, EDINBURGH, EH14 5AD

 3 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

6 Christie Road is an extremely impressive, beautifully presented, stylish 3 bedroom terraced house, forming part of a prestigious CALA development in Currie. The property offers well-proportioned accommodation and has been tastefully decorated throughout, elegantly embracing warmth and colour with contemporary fixtures & fittings. This wonderful home also benefits from a fantastic South facing garden.

## KEY FEATURES



Extremely impressive terraced house.



Three double bedrooms, one with ensuite.



Sunny south-facing rear garden.



Driveway and unrestricted on street parking.



Situated in the sought after area of Currie.



Excellent local amenities nearby.



Entered by way of a bright entrance vestibule (with handy WC to the side), the hall is spacious and benefits from storage under the stair. The generous sitting room with feature fireplace enjoys an open outlook to the front of the property, across to the lovely green, open communal grounds. A sleek dining kitchen forms the hub of the home, looking out to the rear of the property, fitted with wall and base mounted cabinetry and integrated appliances comprising; gas hob, electric oven, extractor hood, fridge/freezer and dishwasher. The practical utility room has plumbing for both a washing machine and tumble drier.





## CONTINUED...

On the first floor is a sumptuous principle bedroom, with fitted wardrobes and a gorgeous en-suite shower room, in addition to two further double bedrooms and a stylish bathroom (with bath, separate shower cubicle, wash hand basin and WC). The floored attic has power and lighting.

Externally, to the front, there is an attractive monobloc driveway and path leading to the door and a superb South facing rear garden, mainly laid with lawn, a landscaped patio area and shed.



## EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price, in addition to the garden shed.

Factor is Ross & Liddell and the factoring fee is approximately £25 per month.







## THE LOCAL AREA

Nestled north of the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands, with easy access to the Pentland Hills, rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away.

The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce. Currie is renowned for its top-ranking primary and secondary schooling. The property is in catchment for Currie Primary, Currie High, St Cuthberts RC Primary and St Augustine's High.

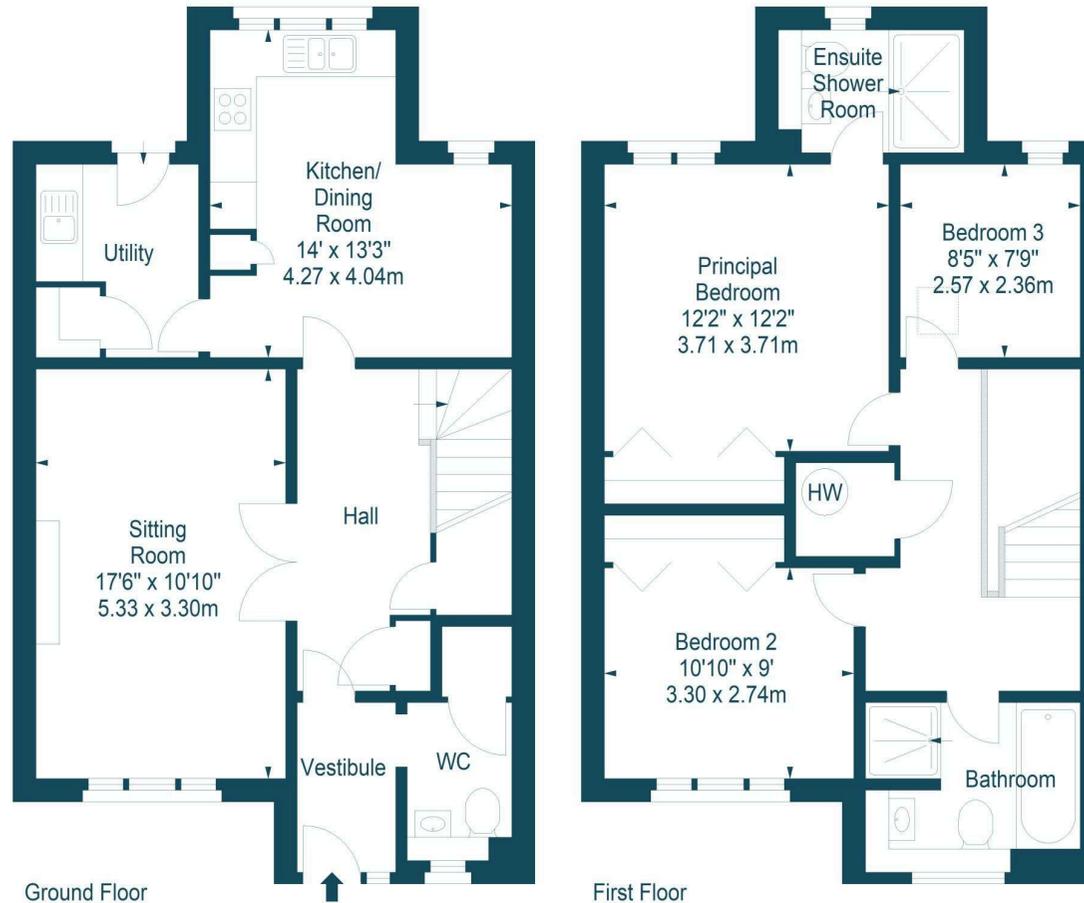
The area enjoys superb recreational, leisure and sports facilities including Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club. There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.



Christie Road,  
Currie,  
City of Edinburgh, EH14 5AD



Approx. Gross Internal Area  
1240 Sq Ft - 115.20 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.