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60A Hermiston Currie



60A Hermiston, Currie EH14 4AQ

This beautifully presented and extremely spacious three bedroom end terrace stone build steading provides excellent accommodation over two floors. The entrance hall has a convenient WC leading to the extremely spacious open plan living/dining/kitchen area. Lounge area with multi fuel burning stove. Separate dining area which in turn flows through to the sun room. The kitchen has a selection of floor and wall mounted units with integrated appliances including dishwasher, washing machine, fridge, four ring electric NEFF hob and oven.

The third double bedroom can also be used as a self contained flat with its own private entrance and has a separate kitchen with two ring electric hob, fridge, washing machine and sink. There is en suite shower room, with a power shower cubical, wall mounted heated towel rail, wash hand basin and WC.

Stair case rises to the upper landing which is flooded by natural light. Master bedroom includes separate dressing area with ample wardrobes with mirrored doors. En suite bathroom with corner bath tub, wash had basin and WC. Second double bedroom on upper floor has a en suite shower room and a walk in wardrobe.

The property benefits from double glazing and oil fired central heating. To the outside there is an easily maintained garden with shed and driveway.

EER rating : Band C

Property reference : MM0138

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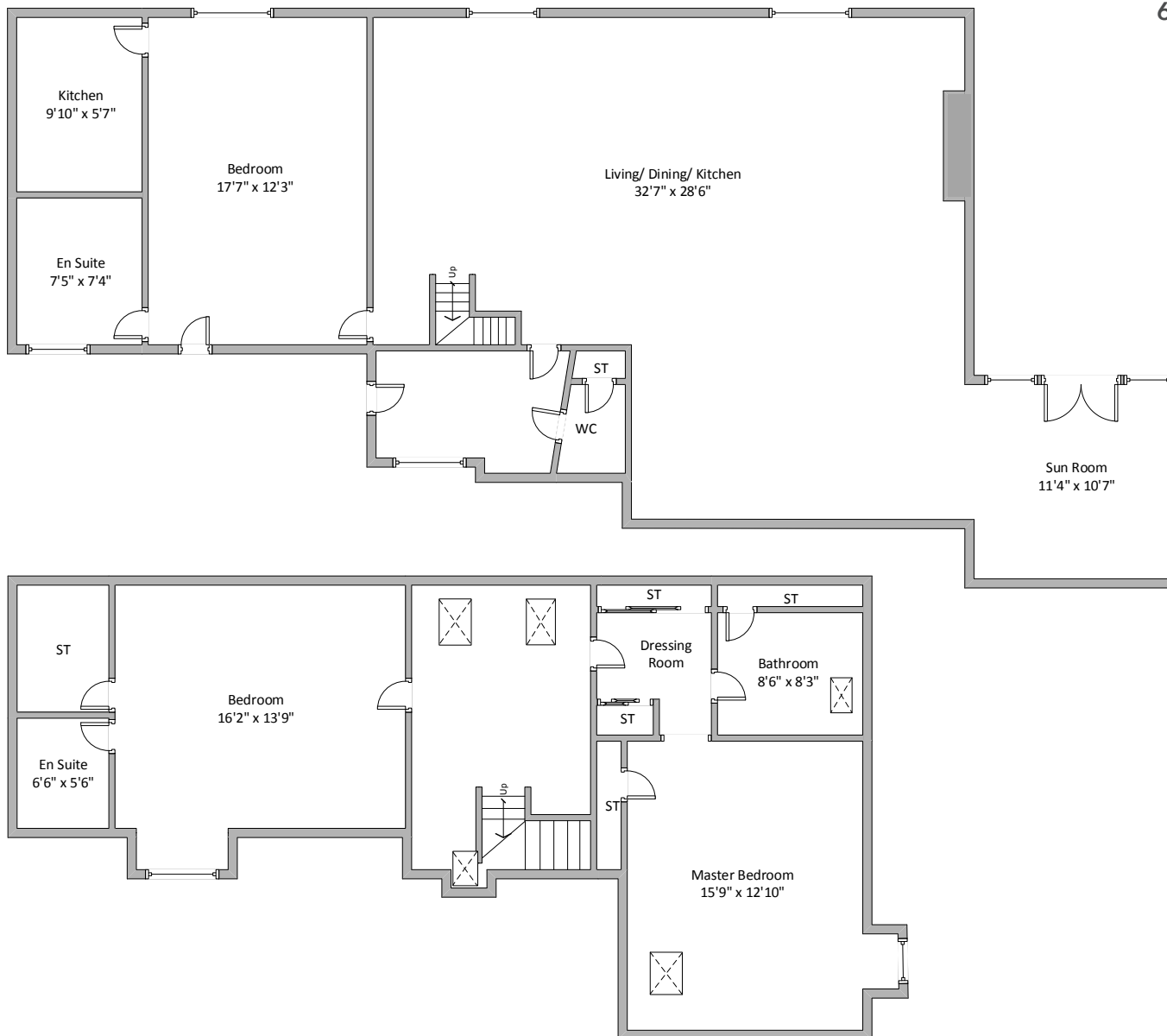












Approximate gross internal area 2205.8 sq ft - 205 sq m



Property location

The small hamlet of Hermiston lies on the south west side of Edinburgh, around five and a half miles from Princes Street, close to Currie. This convenient location allows easy access to the city by-pass and International Airport, together with the M8 and M9 motorway network. Heriot Watt University at Riccarton Campus is only minutes away, while the Business Park and Shopping Centre at the Gyle, Hermiston Gait Retail Park, and the RBS Headquarters at Gogarburn are all within comfortable driving distance. Leisure facilities within easy striking distance include Ratho Park golf club and the Dalmahoy Country Club, Nuffield Gym is a short ten minute drive away, and the many lovely walks within the Pentland Hills, which lie to the south. There is also a Tesco and B&Q only minutes away. Regular bus services are on hand nearby, with the added bonus of a rail link at Edinburgh Park Station, connecting with Edinburgh Business Park and Hermiston Gait.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Edinburgh
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