



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**8 Stewart Gardens**

Currie EH14 5RZ

# 8 Stewart Gardens

Situated within an established residential development in tranquil Currie, this three bedroom mid-terrace villa is presented to an immaculate standard and offers close proximity to Harlaw Reservoir and the Pentlands. This wonderful family home in perfect, move-in condition with quality fixtures and fittings, including Amtico flooring. Positioned behind a mono-bloc driveway, there is spacious accommodation and a sociable garden, with covered games area. The front door opens into an entrance vestibule, leading through to a dual-aspect lounge diner featuring a cast-iron fireplace with inset living flame fire. A clear line of sight to the rear garden, creates an exceptionally open and cohesive room - the perfect setting for modern family life and entertaining. An opening leads into a light and airy conservatory with stylish sliding barn doors and has direct access to the garden. Finally, an ultra modern kitchen is fitted with sleek grey cabinets with accent LED light strips, whilst accommodating a complete range of Bosch integrated appliances; including combi microwave oven, warming drawer and wine fridge.

## Property Summary

- In close proximity to Harlaw reservoir and the Pentlands
- Mid-terrace villa
- Finished to high standards
- Welcoming & generous entrance vestibule
- Spacious lounge diner
- Contemporary kitchen
- Light & airy conservatory
- Three bedrooms
- Quality family bathroom
- Private mono-bloc driveway
- Sunny garden with covered games area
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C







Renovated with high-end finishes, great family spaces and in move-in condition







Continuing upstairs, the property boasts two delightful double bedrooms and a generous single bedroom with a built-in cupboard. A pristine three-piece bathroom, comprising a shower-over-bath, a vanity unit with an inset basin and a WC. The landing also provides hatch access to the generous, partially floored loft. The property benefits from gas central heating and double glazing throughout, ensuring optimum home comfort and efficiency all year round.

Outside, there is a fully-enclosed rear garden, mainly laid to lawn with a covered games area, ideal for families. A private mono-bloc driveway lies to the front.

Extras: all fitted floor coverings, window blinds and integrated kitchen appliances to be included in the sale.



HARLAW RESERVOIR



## Currie

Currie is now incorporated as a suburb of Edinburgh and a very popular location, ideally placed for commuters, with ease of access to, Edinburgh in the east (approx.6.5 miles) or to the west, the city bypass is about 1.5 miles away, linking you easily with Edinburgh International Airport, The Royal Bank of Scotland Headquarters at Gogar and Edinburgh Business Park at the Gyle. Heriot Watt University, is also close by at Riccarton. Sandwiched neatly between, Juniper Green and the pretty village of Balerno, offering excellent local shopping, a church and a library, more extensive shopping can be found at nearby Hemiston Gait and Gyle shopping centres. Sports facilities include rugby, tennis, swimming and golf at Baberton,as well as the championship Dalmahoy Country Club and Golf Course. Enjoy lovely walking, cycling or riding by the Water of Leith pathway or the Pentlands Hills regional park and nearby Harlaw reservoir. Excellent local schools including Balerno Community High School as well as playgroups, nursery and primary schools are within easy striking distance. The area is well served by public transport and has a local train station nearby providing services to and from the City Centre.

Let us help you find your next  
**dream property!**



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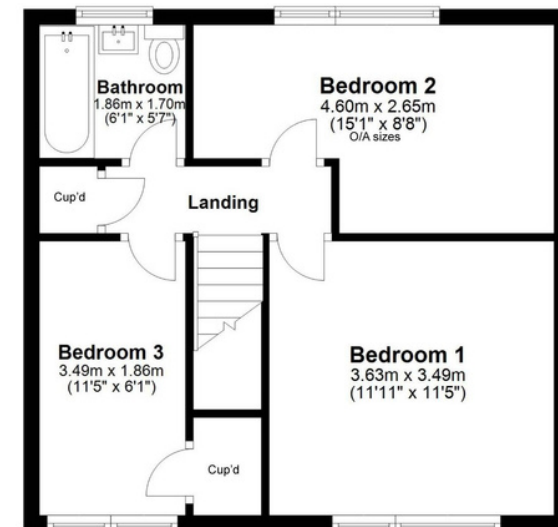
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**Ground Floor**  
Approx. 51.1 sq. metres (550.5 sq. feet)

Total Area: approx.  
92.1 sq.metres (991.4 sq. feet)  
(Including Conservatory)



**First Floor**  
Approx. 41.0 sq. metres (440.9 sq. feet)



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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

