



313 Lanark Road West

CURRIE | EDINBURGH | EH14 5RS



MURRAY
BEITH
MURRAY

313 Lanark Road West is an impressive 3-bedroom semi-detached home located in the popular suburb of Currie, approximately 5 miles south west of Edinburgh city centre. This thoughtfully renovated property combines period charm with modern convenience, creating a bright, spacious and flexible home set over 3 floors.

Ground floor

- Entrance vestibule with tiled floors, leading to spacious hallway with modern vertical cast iron style column radiator
- Front sitting room with double glazed sash bay window with views over front garden to street, ornate cornices and high ceilings, recessed press shelving, fireplace with tile surround, benefitting from lined chimney suitable for burning smokeless coal, additional electric radiators to supplement gas central heating
- Back sitting room with double glazed sash window with views to back garden, recessed press shelving, fireplace with tile and wood surround, generous storage cupboard
- Shower room with shower cubicle, toilet and sink and towel warmer

Basement

- Stairs down to basement with sliding storage cupboards
- Open plan kitchen, featuring shaker style wall and base units, integrated induction hob, integrated double oven, understairs storage cupboard/pantry
- Steps down to garden room housing dining area, featuring skylights and bi-fold doors out onto patio leading to garden
- Utility room with further outdoor access, boiler and storage

First floor

- Modern Family bathroom featuring shower over bath, toilet and sink with built in storage units, towel warmer
- Large, bright front facing double bedroom featuring double glazed sash bay window and two radiators
- Double bedroom 2 with double glazed sash windows with views to back garden, fireplace and modern column style radiator
- Bedroom 3, currently used as home office, featuring sash window with front views

General

- Gas central heating supplemented by independent ceramic electric radiators
- Double glazing throughout
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".





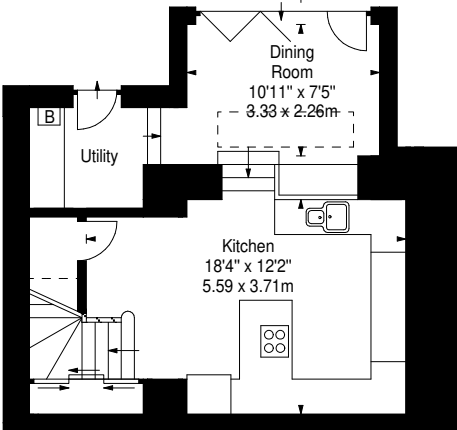
Lanark Road West,
Currie,
Edinburgh,
Midlothian, EH14 5RS



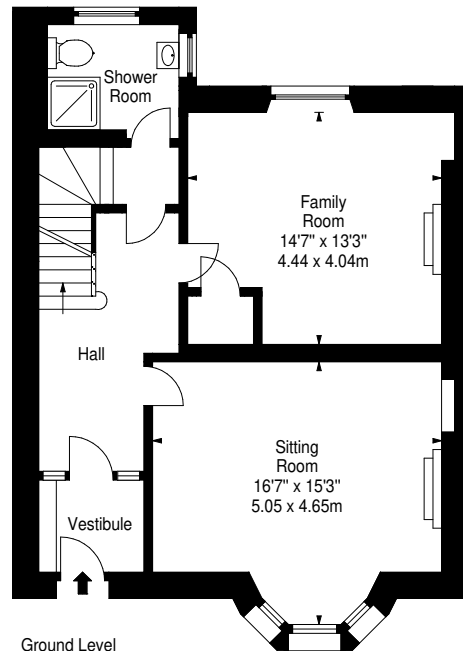
SquareFoot

Approx. Gross Internal Area
1733 Sq Ft - 161.00 Sq M
For identification only. Not to scale.
© SquareFoot 2026

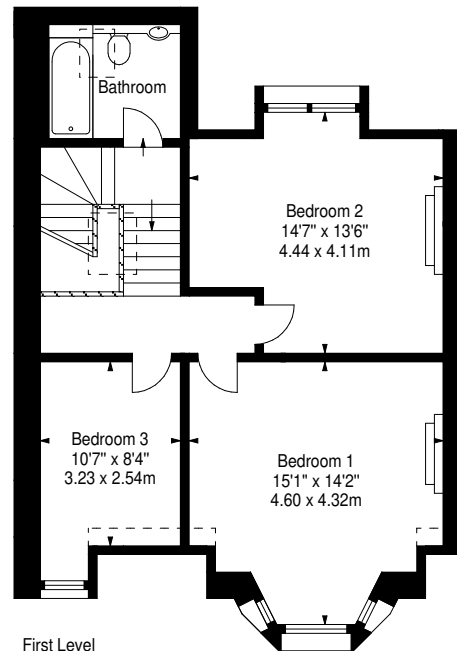
To
Rear
Garden



Garden Level



Ground Level



First Level



Location

Currie is a desirable residential suburb to the south west of Edinburgh, approximately 5 miles from the City Centre, and is conveniently located for the Edinburgh City Bypass, major motorway networks, Forth Road Bridge and Edinburgh Airport. Regular bus services run to and from the city centre and surrounding areas. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of the highly regarded Nether Currie School and Currie High School, with private schooling at George Watson's College and Merchiston School, only a short drive or bus ride away. Napier and Heriot Watt University campuses are within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis and bowling clubs.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.