










Offers Over

**£350,000**

## 47 Bryce Road

Currie | Edinburgh | EH14 5LP

This impressive, well presented detached villa situated on a generous plot with private gardens, driveway and garage forms part of a quiet established residential area of Currie, close to good local day to day amenities and well placed for commuting. The property is sure to appeal any growing family.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

In brief the internal accommodation comprises; Entrance vestibule leading to welcoming hallway with a staircase and convenient storage; spacious bay window reception room offering a sunny south west aspect and a central focal fireplace; to the rear is a formal dining space leading to the fitted kitchen with full height tiling, a range of wall and base units and rear door; to the upper level is the principal bedroom offering a similar footprint to the reception room and again benefitting from a bright and sunny bay window; a secondary well proportioned double bedroom with a pleasant aspect over the rear garden and built in storage; third bedroom ideal as a home office for those requirements or nursery; a shower room completes the internal accommodation with a two piece suite and walk in shower cubicle.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Quietly positioned on a prime plot, the property offers a private monoblock driveway for off street parking which leads to a lock up private garage. Added kerb appeal is obtained with a decorative front garden with a small lawn area with added plants around the border. To the rear is a fully enclosed private garden, mostly laid to lawn, bordered with mature shrubbery for extra privacy and patio area making this the ideal space for outside entertaining.

## Viewing

Please contact Neilsons on 0131 625 2222.





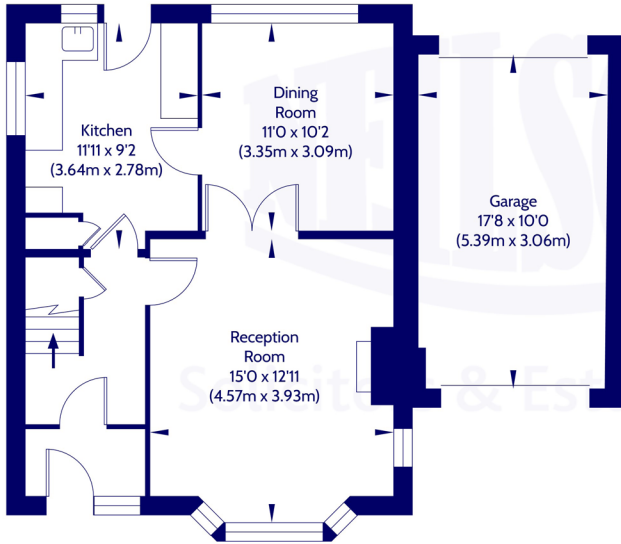
## Location

The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Excellent schooling is available at all levels with a range of local retailers catering to day to day shopping requirements. Larger supermarkets can be found nearby together with a huge range of specialist retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available nearby including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.

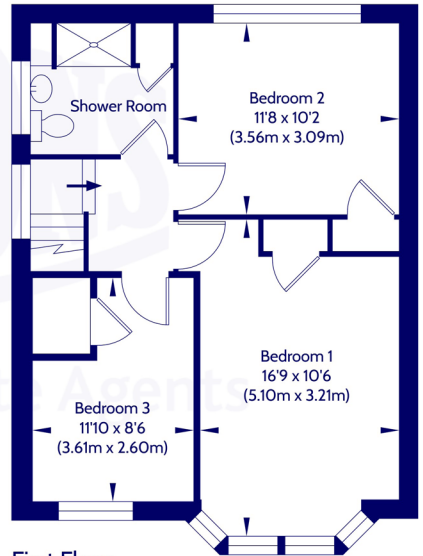
Approx. Internal Area 95.29 Sq M / 1026 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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