










Offers Over

£230,000

160 Currievale Drive

Currie | Edinburgh | EH14 5TH

A terrific opportunity has arisen to acquire this impressive and spacious two bedroom terraced villa quietly situated in a popular pocket of Currie. Close to good amenities and transport links, this property will undoubtedly appeal to a variety of buyers including first-time buyers, couples and growing families.

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



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance vestibule, bright and airy lounge with an open-plan staircase leading to the upper level, modern fully-fitted kitchen/diner with a range of integrated and freestanding white goods and tiling in splash areas while being styled with white units and a butcher block effect worktop, upper landing with a shelved linen cupboard, two good sized double bedrooms, one with a large built in wardrobe while both offer ample space for freestanding furniture and different configurations with the room to rear offering wonderful open countryside views, and a shower room with a crisp white two piece suite and glass cubicle housing a dual thermostatic shower, the shower room is finished with acrylic wet wall panelling and heated chrome towel rail.



Extras

The property shall be sold with all fixtures, integrated appliances and fitted floor coverings. The current light fittings in the reception room, kitchen and both bedrooms shall be replaced by the current owner as these are not to be included in the sale.

Gardens, Garage & Driveway

There is a low maintenance area laid with chips to the front and to the rear, a rear garden laid with artificial turf and large patio area. For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike, with a separate lock up garage and further parking available to the rear of the property

Viewing

Sunday 2-4pm or by appointment telephone Neilsons on 0131 625 2222.





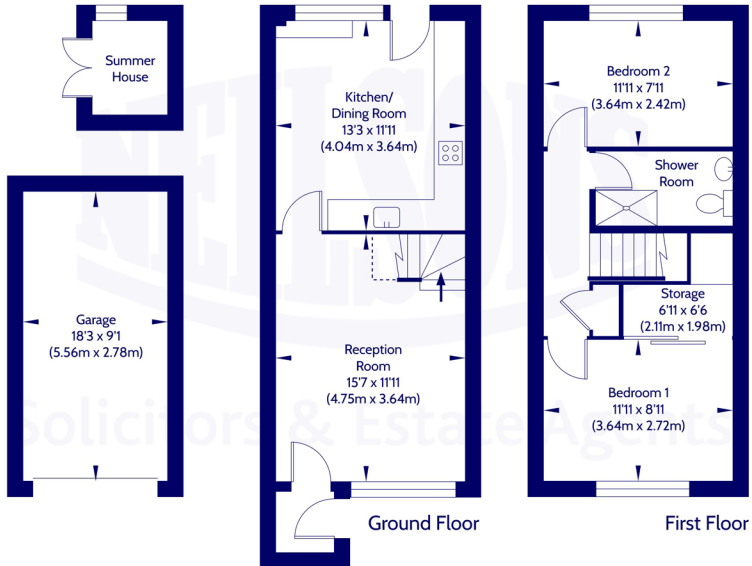
Location

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. Gross Internal Floor Area 65.96 Sq M / 710 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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