










Offers Over
£475,000

73 Thomson Crescent

Currie | Edinburgh | EH14 5JS

An excellent opportunity has arisen to purchase this beautiful, generously proportioned detached house with exceptional private mature gardens to the front and rear together with a driveway. Quietly positioned within the sought after Currie district of the city, the property is within easy reach of excellent commuting links, local amenities and reputable schooling.

-  5 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Driveway
-  Rear Garden
-  EPC Rating – D
-  Council Tax Band – G



Description

The accommodation which has been upgraded to a very high standard by the present owner would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming entrance hallway, well-proportioned reception room with electric fireplace, light and airy dining room/second family room with door providing direct access to rear garden, exceptional fitted kitchen with Range Master cooker and breakfast bar, good sized pantry located off, useful utility room and WC, and spacious bedroom with contemporary en-suite shower. Finally, the upstairs accommodation comprises; spacious upper landing with hatch accessing floored attic with electrics, generously proportioned principal bedroom with fabulous en-suite shower, two further good sized double bedrooms with fitted cupboards, single fifth bedroom and stylish family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the Range Master cooker, fridge/freezer, integrated dishwasher, washing machine and tumble dryer.

Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies a Monoblock driveway providing useful off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.



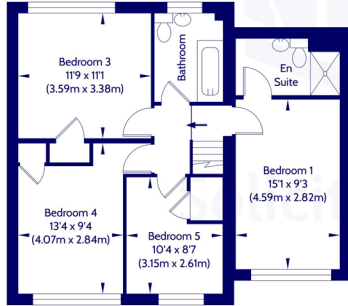
Approx. Internal Area 161.75 Sq M / 1741 Sq Ft.

Not to scale. For identification only.

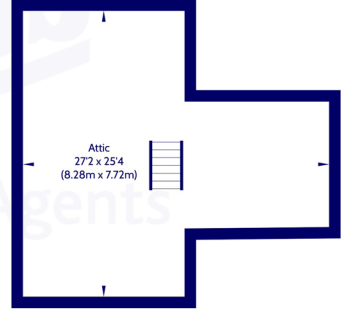
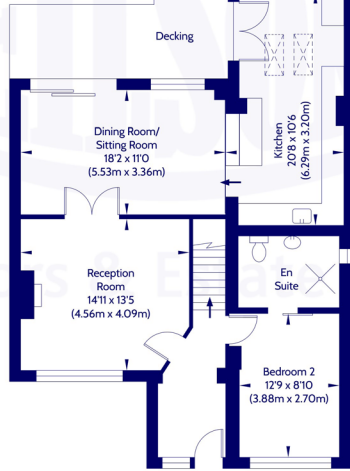
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First Floor



Ground 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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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

