










Offers Over  
**£230,000**

## 13 Forth View Crescent

Currie | Edinburgh | EH14 5QY

A tremendous opportunity has arisen to acquire this impressive two bedroom semi-detached villa quietly located within a popular pocket of Currie. Within easy reach of excellent amenities and transport links the property will undoubtedly appeal to a variety of purchasers including first-time buyers, professionals and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Double driveway
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway with meter cupboard and understairs storage space, bright and airy dual-aspect lounge/diner, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas whilst being styled with sleek gloss white units and a wooden worktop, landing with access to the partially-floored attic, spacious front-facing double bedroom with a generous walk-in closet and an over-stairs storage cupboard, second well-proportioned double bedroom with a single cupboard and ample room for freestanding furniture, and a fully-paneled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front of the property lies a double driveway for off-street parking. To the rear, a lovely and well-maintained private garden mostly laid to lawn with a chip stone seating area for residents to enjoy and make their own.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

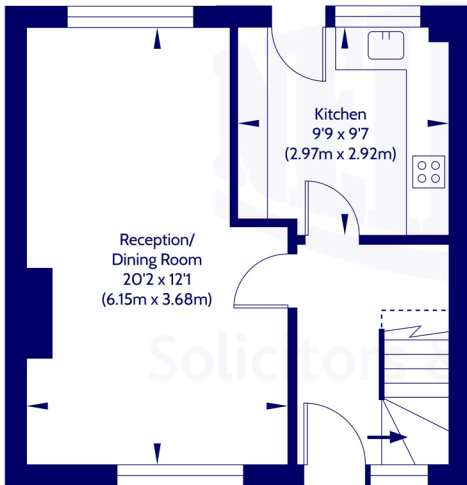
The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity 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 73.74 Sq M / 794 Sq Ft.

Ground Floor



First Floor



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.



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