



Offers Over

£215,000

36 Curriehill Castle Drive

Balerno | Edinburgh | EH14 5TD

This bright and spacious semi-detached villa with private gardens including a sunny south-facing rear garden, driveway and single detached garage, is quietly positioned within a popular residential development in the ever popular Balerno district of the city.

 2 Bedrooms & study

 2 Public rooms

 1 Bathroom

 Private Gardens

 Driveway & Garage

 EPC Rating –D

 Council Tax Band - D



Description

The property is now in need of modernisation and upgrading, offering a buyer a fantastic opportunity to create a stylish home adapted to their own particular specification. The property holds great promise for those with a vision to update and modernise and merits internal viewing to be fully appreciated. Enjoying attractive open views to the front and benefiting from excellent natural light throughout, the accommodation comprises; entrance hallway with staircase to the upper landing. There is a sizeable front-facing lounge, a particularly spacious dining kitchen with doors leading to the rear garden, a boxroom/ study with window to side located on the ground floor with the two sizeable double bedrooms and the bathroom with electric shower located on the upper floor. The property benefits from gas central heating and double glazing.



Extras

The property shall be sold as seen.

Gardens, driveway and garage

There is a private garden located to the front, laid with chipstones for ease of maintenance with driveway to the side providing off-street parking for two-three cars and leads to the single detached garage. The fully enclosed south-facing rear garden is a sizeable plot laid to lawn with paved patio.

Viewing

By appointment with Neilsons on 0131 625 2222.





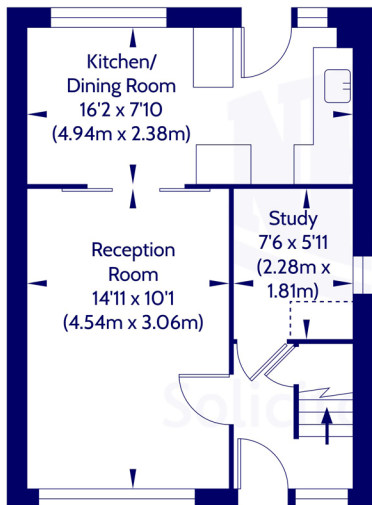
Location

The much sought after village of Balerno lies to the south west of the City Centre on the edge of the Pentland Hills Regional Park. Popular with commuters, the area enjoys ease of access to the City By-Pass and central motorway network, Forth Bridges and Edinburgh International Airport and regular public transport provides swift access to the City Centre and surrounding areas. A range of local retailers provide day to day requirements with larger supermarkets found nearby together with a good range of national stores located at The Gyle and Hermiston Gait. Highly regarded schooling is available at all levels with Heriot Watt University and its excellent Oriam Sports Centre also close at hand. A wide choice of leisure and recreational facilities are available locally including several golf courses, Currie Rugby Club, the Pentlands Regional Park and walks along the Union Canal and the Water of Leith.

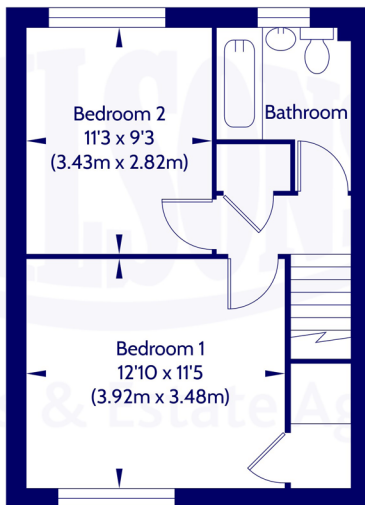




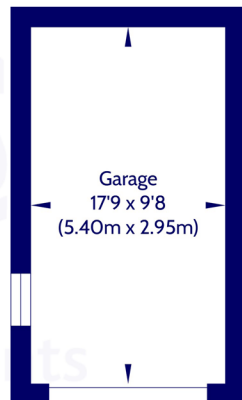
Approx. Gross Internal Floor Area 68.78 Sq M / 740 Sq Ft.



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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