



Solicitors & Estate Agents










Offers Over

**£290,000**

## 66 Currievale Park

Currie | Edinburgh | EH14 5TL

Generously proportioned three bedroom semi-detached villa quietly located within the sought-after Currie district of Edinburgh. Close to reputable schooling, excellent amenities and transport links, the property will undoubtedly make for an ideal family home.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



virtually renovated by HOMELi

## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious dual-aspect lounge/diner with an electric fireplace, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas whilst being styled with smart gloss units and a neutral worktop, first floor landing with Ramsay ladder access to the attic and a useful linen cupboard for additional storage needs, first sizeable double bedroom with a front-facing aspect, integrated closet and ample room for different configurations, second good sized rear-facing double bedroom with another integrated closet and space for freestanding furniture, third decent sized single bedroom with fitted storage provisions offering flexible use as a home study, and a partially-tiled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



virtually renovated by HOMELi



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## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property offers lovely, well-kept private gardens to both the front and rear, both mostly laid to lawn. There is also a single garage and a multi-car single driveway for off-street parking. There is also unrestricted parking on-street for visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.







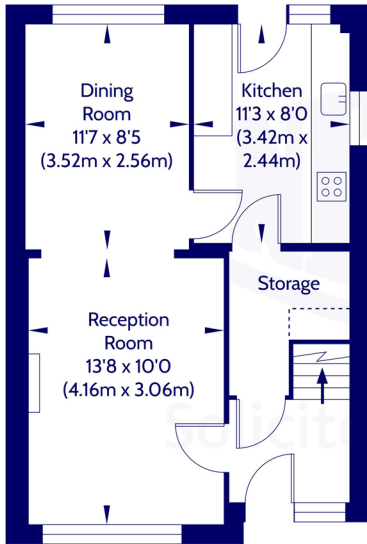
## Location

The property is located within 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.

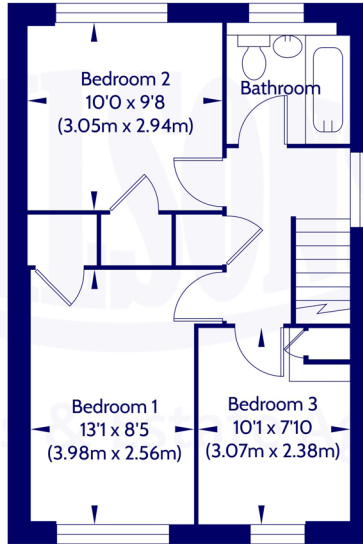




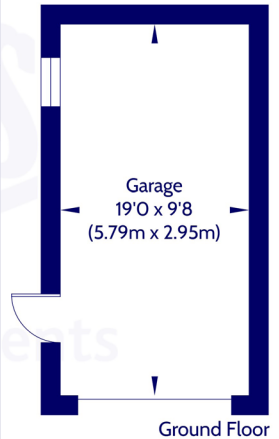
Approx. Gross Internal Floor Area 78.03 Sq M / 840 Sq Ft.



Ground Floor



First Floor



Ground 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.



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



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