










Solicitors & Estate Agents



75 Forthview Crescent

Currie | Edinburgh | EH14 5QS

Situated on a quiet residential street, this extended semi-detached property provides a serene and family-friendly setting, the property enjoys proximity to a wealth of excellent local amenities, including shops, cafes, and recreational facilities, ensuring convenience for day to day living. Additionally, the area is well-served by reliable and efficient transport links, offering easy access to the City Centre and surrounding areas, making it perfect for commuters. For families, the property is within the catchment of highly regarded schools, further enhancing its appeal as a long-term home in a desirable neighbourhood.

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



Description

In brief, the accommodation comprises; welcoming entrance hallway, light and airy dual aspect reception/ dining room, spacious conservatory off it with access to rear garden, fitted kitchen with appliances, and well proportioned double bedroom to the front with fitted wardrobes.

Finally, the upstairs accommodation comprises; spacious upper landing with hatch to attic, two good sized double bedrooms with fitted wardrobes and shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, ovens, fridge/freezer and small fridge.

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 patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





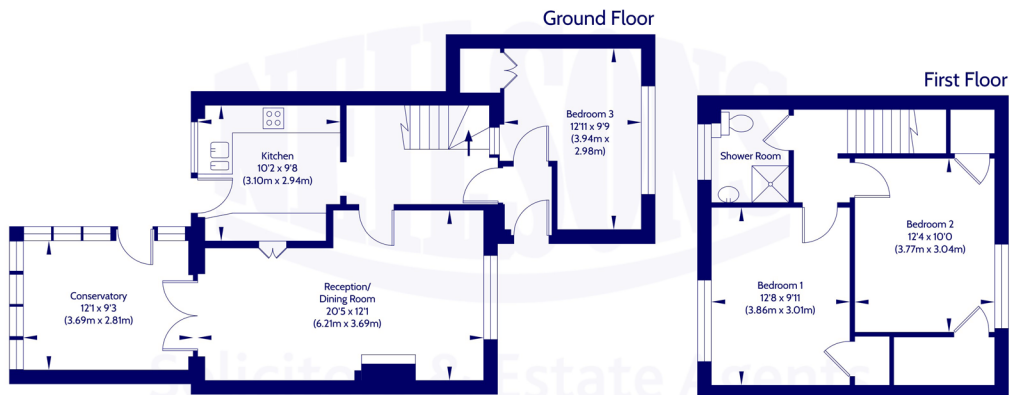
Location

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. Gross Internal Floor Area 98.99 Sq M / 1065 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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