










Solicitors & Estate Agents



77 Nether Currie Crescent

Currie | Edinburgh | EH14 5JH

A fantastic opportunity has arisen to purchase this impressive, extended semi-detached villa with landscaped gardens and multicar driveway, pleasantly situated within an established residential development, in the sought after location of Currie. The property is close to good local day-to-day amenities, excellent schools and within easy reach of the City Centre by way of a good public transport service, making it perfectly suited to the growing family.

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



Description

The property is entered via an inviting and spacious hallway, which benefits from under-stair storage and provides access to the main living areas. The impressive dual-aspect reception room offers a bright and flexible layout, opening into a semi-open plan dining area. To the front, the reception space features warm carpeting, creating a cosy atmosphere, while the dining area to the rear enjoys easy-care, hard-wearing flooring, ideal for everyday living and entertaining. A real highlight of the home is the extended and newly installed kitchen, fitted with a range of high-gloss white wall and base units, stylish tiled splash zones, and a contemporary breakfast bar area. A rear door provides convenient access to the garden. A downstairs shower room adds further practicality for family life or visiting guests. Upstairs, the principal bedroom sits to the front and boasts dual windows, neutral décor, and built-in storage. At the rear, two additional bedrooms enjoy far-reaching views over open countryside, with glimpses of the Forth Bridges in the distance. The larger of the two is a well-proportioned double bedroom with built-in storage, while the other is a compact double, ideal for use as a child's room or home office. The upper hallway also features access to a floored attic, complete with lighting and power, offering excellent additional storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property enjoys a low-maintenance front garden with a multi-car driveway leading to a garage. The fully enclosed rear garden is mainly laid to lawn with a patio area, timber shed, and a rear gate providing direct access to the open countryside, perfect for those who enjoy outdoor pursuits.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

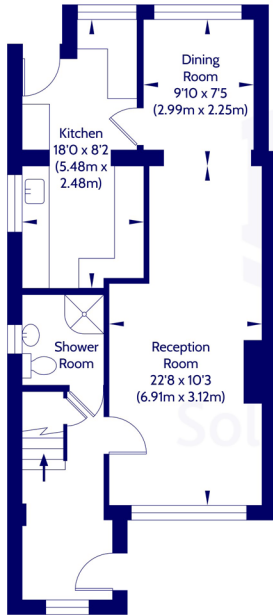
The popular village of Currie has become an established suburb of the City of Edinburgh, offering easy access to the city centre by way of frequent public transport services along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide highly regarded 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 the open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.



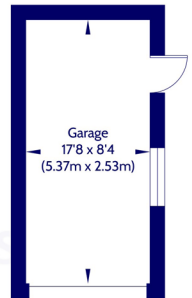
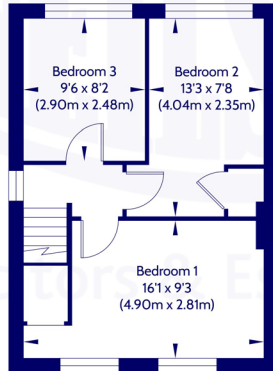


Ground Floor

Approx. Gross Internal Floor Area 84.55 Sq M / 911 Sq Ft.



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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- [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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