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Offers Over

**£275,000**

## 2 Nether Currie Road

Currie | Edinburgh | EH14 5JA

This bright and spacious semi-detached property is ideally located in the ever-popular Currie area, offering a superb family home with driveway, garage, and well-maintained gardens. The property offers flexible accommodation with the potential for some modernisation, making it an ideal opportunity for families looking to create their perfect home.

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



## Description

The accommodation is accessed via a welcoming porch leading to a central hallway with staircase. The front-facing reception room opens through a square archway into a rear dining room, providing an inviting flow for family living and entertaining. The galley-style kitchen is fitted with ample wall and base units and space for free-standing appliances. Beyond the kitchen, a rear conservatory offers garden access and provides a versatile living space suitable for use throughout the year. On the upper floor, the property comprises two double bedrooms and a generous single. The principal bedroom overlooks the rear garden and woodland and benefits from built-in wardrobes and carpeted flooring. The second double bedroom is positioned to the front, with carpet and mirror-fronted built-in wardrobes. The third bedroom is a generous single with full-height, full-length built-in wardrobes and additional storage, which could easily be converted into a double with removal of the existing wardrobes. The fully tiled bathroom features a white three-piece suite with a built-in WC and wash hand basin in a vanity unit, complemented by a separate glass cubicle with a Mira electric shower.



## Extras

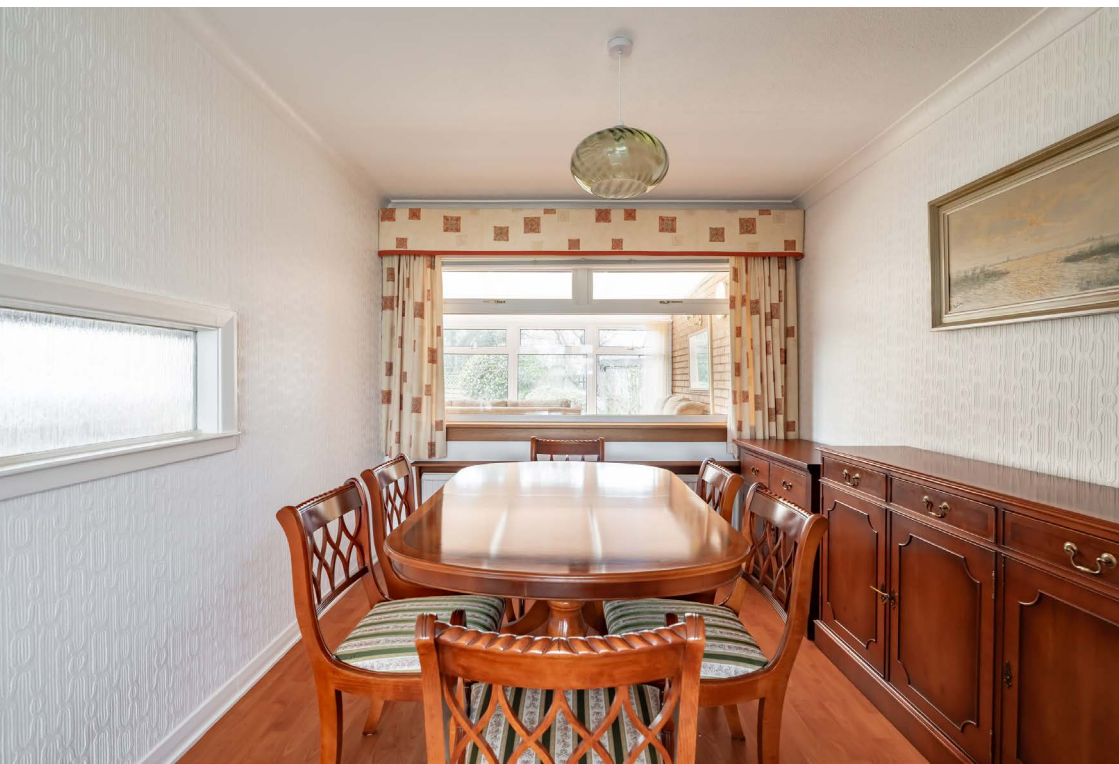
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens, Garage & Driveway

Externally, the property features a decorative front garden with driveway leading to a separate garage, fitted with power and automatic motion sensor lighting. The enclosed rear garden provides a sunny, private space with a patio, lawn, and mature plants and shrubbery, ideal for outdoor family living and entertaining. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

## Viewing

Please contact Neilsons on 0131 625 2222.





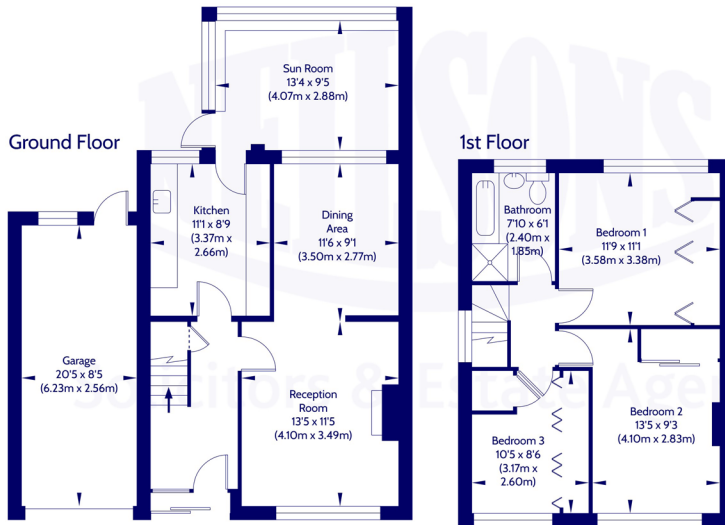
## Location

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.





Approx. Gross Internal Floor Area 99 Sq M / 1061 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.



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