





Welcome

Welcome to Nether Currie Crescent, this well-proportioned, extended four bedroom semi-detached property offers excellent modern day family living boasting breathtaking open views, ideally located in the sought-after Currie area of Edinburgh, close to many local amenities, highly regarded schooling and swift transport links. The property is arranged over two levels and has been carefully extended to create a flexible living accommodation with an enclosed private rear garden, garden to the front along with a garage and driveway making this a perfect choice for families and professionals alike. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Impressive fully equipped kitchen, dining and family area with direct access to the rear garden.
- Utility and storage rooms.
- Four bedrooms, principle with en-suite shower room.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing replaced in 2019.
- Open paved area to the front and well kept enclosed rear gardens with a decked area.
- Single garage and driveway.







Currie

Currie enjoys a delightful setting nestled beneath the Pentland Hills and is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service and also a local railway station provide access to the city centre and surrounding areas. There are a range of local amenities to meet your daily needs, including butcher, chemist and convenience stores with further shops in the nearby Juniper Green and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away. A variety of recreational and leisure facilities are available including the Orium sports complex at Heriot Watt University, a cinema at Westside Plaza, the local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snow sports Centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path. Local schooling at all levels is well regarded with Nether Currie Primary School and Currie Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available at the nearby Heriot-Watt University, Napier University and Edinburgh College.

Extras

Included in the sale are the integrated kitchen appliances ie the double oven, hob & dishwasher. All fixtures & fittings, floor coverings and blinds where fitted are also included in the sale. Kitchen appliances are sold as seen and no guarantees will be provided. The white goods in the utility room are not included in the sale.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

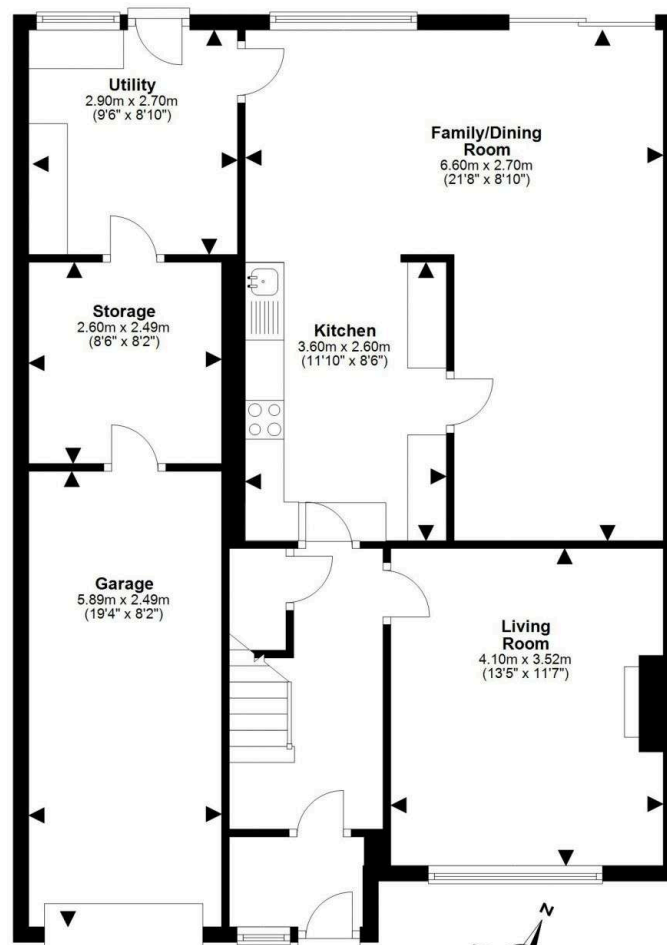
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

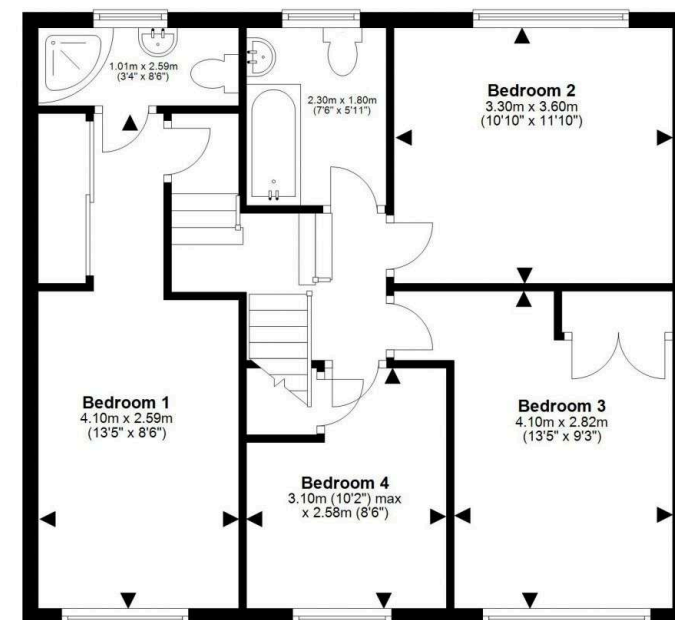


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.