





Welcome

Welcome to Nether Currie Crescent, this delightful 3 bedroom semi-detached property is arranged over two floors offering bright and spacious family sized accommodation. The property further benefits from beautiful gardens to the front and to the rear along with a single garage and a multi vehicle driveway. The property is ideally located within the sought after Currie area of Edinburgh, close to many local amenities, highly regarded schooling and swift transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway
- Living room with windows to front and to the rear
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazed throughout
- Floored attic storage
- Beautiful gardens to the front and to the rear
- Single garage with electric up and over door
- Driveway
- Further on street parking available







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 butchers, 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 parks are only a short drive away. A variety of recreational and leisure facilities are available including 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 College 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 gas cooker & hob and fridge/freezer, mirrored wardrobes in the front bedroom and greenhouse.



Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.