

Peterkin & Kidd

Solicitors and Estate Agents

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CORSLET CRESCENT
CURRIE, EH14 5HS



OFFERS OVER £390,000

16

CORSLET CRESCENT CURRIE, EH14 5HS

This well-proportioned, extended detached villa offers flexible accommodation and is situated in a residential area of similar properties.

The hall gives access to the ground floor accommodation and has an understair cupboard and stairs to the upper floor.

The living room is to the front with a fireplace with marble back and hearth and a window overlooking the garden. An astragalled door leads to the kitchen and dining area / family room to the rear. The dining area / family room has ample space for freestanding furniture and a window with views to the rear garden. The kitchen is fitted with a range of wall and base units with 1½ bowl sink and drainer, complementary worksurfaces and tiling to splashback. The electric hob, oven, grill and fridge/freezer are included in the sale but are not warranted.

A door leads through to the utility room and shower room. The shower room has a Velux window and is fitted with a 2 piece suite and shower cubicle. The utility room has a washing machine, tumble dryer and a freezer which are included in the sale but are not warranted. Boiler. Velux window and door to garden.

On the upper floor, the landing has a window to the side and hatch to the attic.

There are two double bedrooms, one to the rear with ample space for freestanding furniture and the second to the front, which has a linen cupboard and space for freestanding furniture.

In addition, there is a single bedroom to the front with a shelved over-stair cupboard.

The bathroom completes the accommodation and is fitted with a 3-piece suite and a window to the rear.

ACCOMMODATION

Entrance hall
Living room, dining room open plan to family room and kitchen
Utility room, shower room
3 bedrooms
Bathroom

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, white goods as specified and the garden shed are included in the sale. Some furniture may be available separately.

GARDENS

There are well-tended gardens to the front and rear of the property. The front garden has twin lawns with screen hedging. A gate to the side leads to the country-style rear garden which is laid to lawn with shrubs and herbaceous and perennial planting, a patio and a garden shed which is included in the sale.

GARAGE

There is a single garage to the side of the property with power and light and a door to the rear. The driveway provides off-street parking.





VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.
WHAT3WORDS: bolt.laser.looked

SITUATION

Currie has primary and secondary schooling together with a choice of local shops, with a more extensive range available at the Gyle Shopping Centre and Hermiston Gait. Leisure pursuits in the area include walks along the Water of Leith, Hillend Ski Centre, Balerno Tennis Club and horse riding in the Pentland Hills. For golf enthusiasts there are a number of courses on offer.

For the commuter, there are regular bus services to the city centre and nearby Curriehill Station offers direct services to Edinburgh and Glasgow. The property is also well-positioned for Heriot Watt University, Edinburgh Business Park and accessible for the Airport, Forth Road Bridge, City Bypass and the M8 to Glasgow.



OTHER
COUNCIL TAX BAND: E

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

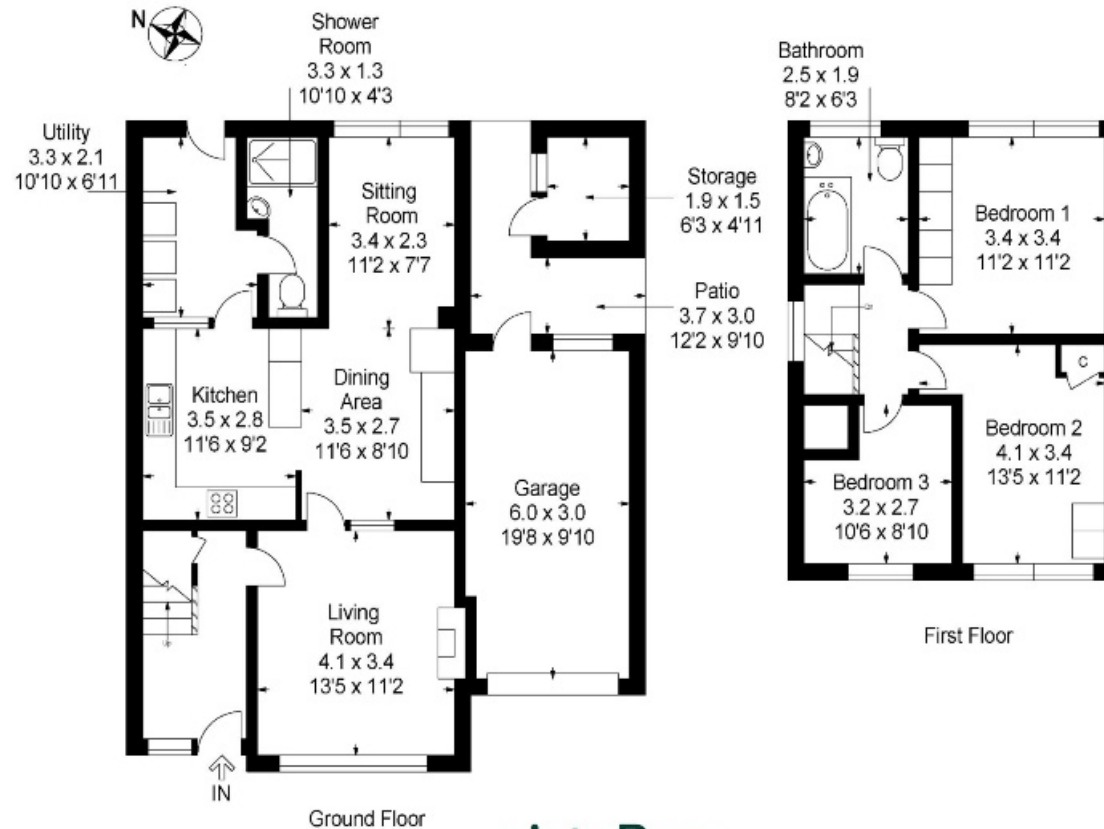
Extended, detached villa offering versatile space and a country-style garden to the rear





WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cuboboards/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D10927)

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We can open doors for you

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