



RALPH SAYER
SOLICITORS & ESTATE AGENTS

68 Weavers Knowe Crescent

Currie, Edinburgh, EH14 5PR

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This impressive, attractive three-bedroom semi-detached villa with private gardens, and driveway with capacity for 3 cars is pleasantly situated within the ever-popular district of Currie close to a host of fantastic amenities and transport links.

Offering stylish, modern interiors and excellent outdoor space, this superb home is ideal for small families, couples, and downsizers alike. The property welcomes you into a bright and inviting hallway, complete with a convenient under stair utility & storage room.

The heart of the home is the impressive open plan living, dining, and kitchen area, benefiting from a dual aspect that floods the space with natural light. The Living room has lovely fireplace as the focal point, whilst the newly extended kitchen offers bi-folding door opening up to the generous rear garden.

The downstairs also offers a brand-new large family bathroom. The upstairs offers a well-proportioned principal bedroom with large fitted wardrobes, two further good-sized double bedrooms, one offering access to a large floored attic.





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The upstairs offers a well-proportioned principal bedroom with large fitted wardrobes and two further good-sized double bedrooms





To the front of the property lies a well-maintained private garden together with a long driveway providing off-street parking and extra storage with external shed. To the rear, the generous rear garden is predominantly laid to lawn with a patio area, creating the perfect setting for al fresco dining and outdoor entertaining.

The property is further enhanced with gas central heating and double glazing throughout.

EPC – C | Council Tax – E
Home Report Value £355,000

Extras: To include all fitted floor coverings, window coverings, light fittings and integrated appliances.





Currie, Edinburgh

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.



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dream property!



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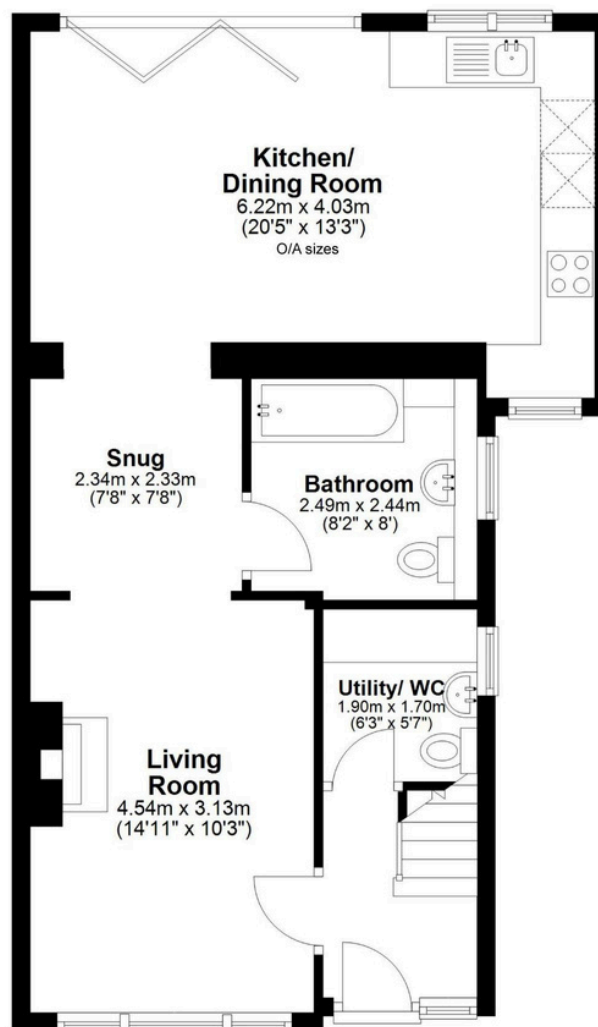


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

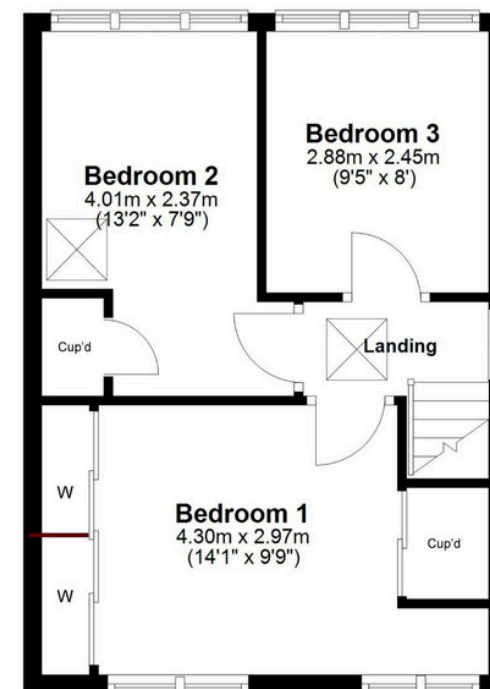
all necessary Local Authority consents are available.



Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)

Total Area: approx.
92.8 sq.metres (998.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)