



17 Forth View Crescent
CURRIE | EH14 5QY


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Tucked away on a quiet street in the heart of Currie is this immaculately presented two-bedroom, semi-detached villa. Surrounded by quick transport links, excellent local amenities, open green spaces and close to great schools, the property is presented to market in move in condition and represents contemporary, light, and spacious accommodation over two floors.

A welcoming entrance hallway with under stair storage, leads to the bright dual aspect living room with ample room for both dining and lounge furniture. The contemporary kitchen comes with attractive units and a patio door gives direct access to the landscaped rear garden. Following on an elegant staircase leads to the upstairs accommodation which benefits from two double bedrooms (both benefitting from integrated storage) and this fantastic home is completed by a luxurious main bathroom with three-piece suite, shower over bath. Early internal viewing is essential to fully appreciate the stylish interiors and quiet, yet well-connected location.

- Private front and generously sized landscaped rear garden with large shed. The rear garden is mainly laid to lawn with separate relaxing areas to the front and rear
- Welcoming hallway with under stair storage
- Bright dual aspect living/dining room with ample room for relaxing and dining furniture
- Modern kitchen with herringbone style flooring and direct access to private rear garden
- Two double bedrooms (both with integrated storage)
- Contemporary bathroom with stylish white three-piece suite, shower over bath
- Gas central heating & double glazing
- Attic
- Unrestricted street parking

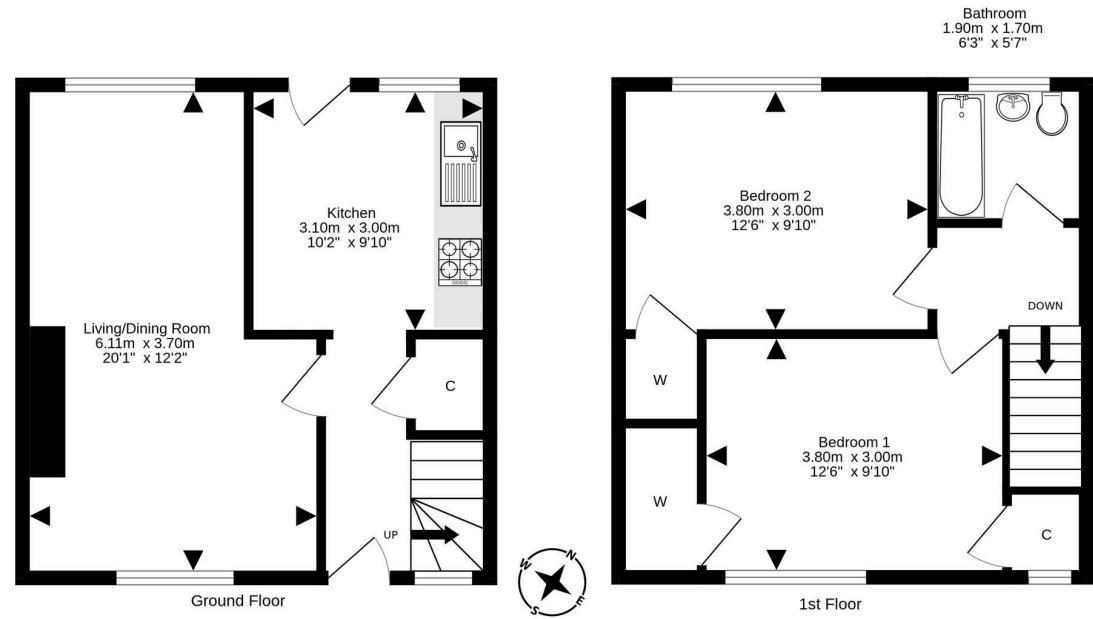
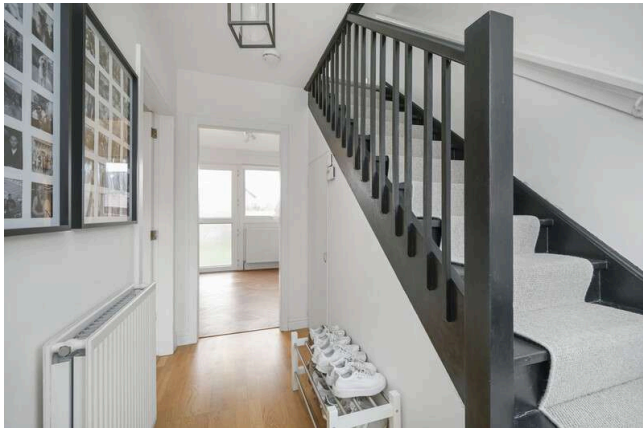
All fitted floor coverings, blinds/curtains, oven & hob with hood above, and the washing machine are included. EPC rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.





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