



75 Weavers Knowe Crescent
CURRIE | EH14 5PP


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solicitors & estate agents



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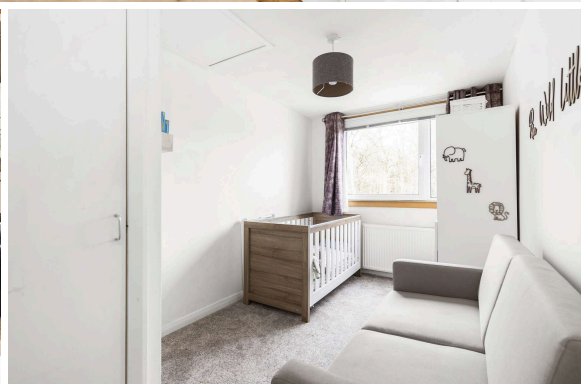
Warners are delighted to present this beautifully renovated three-bedroom semi-detached chalet-style villa, set within a peaceful and well-established residential development in the highly sought-after area of Currie. Offering stylish, modern interiors and excellent outdoor space, this superb home is ideal for small families, couples, and downsizers alike.

The property welcomes you into a bright and inviting hallway, complete with a convenient under stair storage cupboard. 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, a feature fireplace gives the space a cosy focal point. The contemporary kitchen is well-appointed with a good range of wall and base units, while a glazed door provides direct access to the private rear garden. A sleek, fully tiled shower room with a stylish two-piece suite completes the ground floor accommodation. Upstairs, there are three well-proportioned bedrooms, two of which feature integrated storage, offering ample space for modern family living. Externally, the property boasts a private driveway leading to a detached single garage. The generous rear garden is predominantly laid to lawn with a patio area, creating the perfect setting for al fresco dining and outdoor entertaining. A large shed offers additional external storage. Further benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Accommodation Summary:

- Stunning three-bedroom semi-detached villa in move-in condition
- Welcoming hallway with under stair storage
- Spacious open-plan living/dining/kitchen with modern units and garden access
- Stylish fully tiled shower room with contemporary two-piece suite
- Three well-sized bedrooms (two with integrated storage) Private driveway leading to a detached single garage
- Well-maintained front and rear gardens, with patio area ideal for outdoor entertaining
- Large shed providing extra external storage
- Gas central heating and double glazing

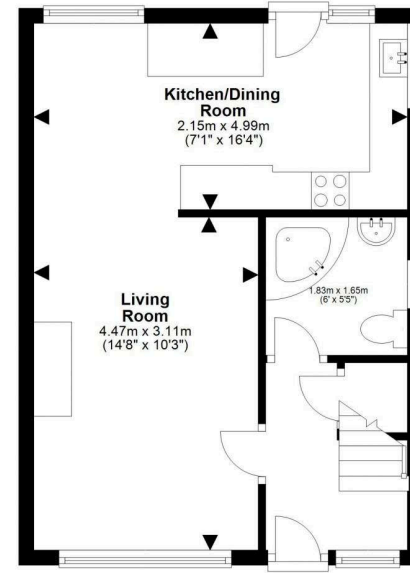
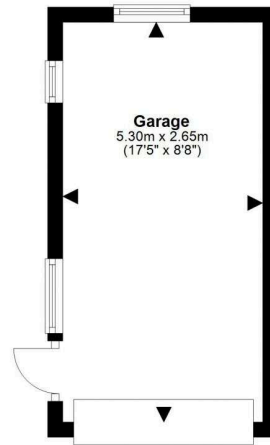
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



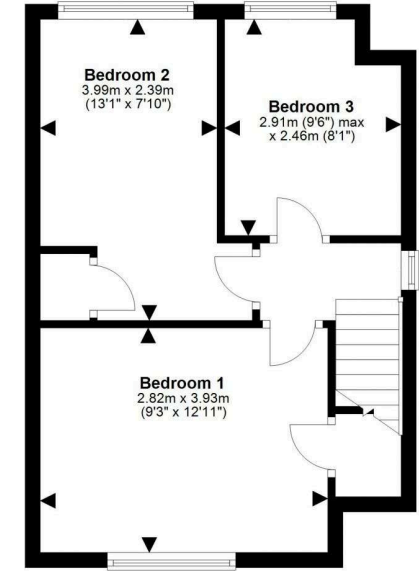
All integrated appliances will be included in the sale of the property along with all blinds & curtains, wardrobes in bedroom 1, Hive thermostat & Smart Radiator valves and garden shed. Phillips hue lightbulbs will be replaced with standard. EPC: D CT: E

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.





Ground Floor



First Floor

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

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