



49 Forthview Crescent
CURRIE | EDINBURGH | EH14 5QX


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Beautifully presented two-bedroom terraced home boasting a well-maintained, private rear garden, situated in the popular residential district of Currie on the outskirts of Edinburgh.

This stunning home offers well-planned and flexible accommodation over two levels and is offered to the market in move-in condition. On the ground floor, the spacious living/dining room is flooded with an abundance of natural light through dual aspect windows. The sleek, contemporary kitchen boasts a good amount of integral cupboard storage, and from here access is provided to the private rear garden which will be ideal for enjoying the best of the summer weather, and features a shed with power.

Upstairs, both bedrooms are good-sized doubles, with either room having the potential to employed as a home office, study or gym giving the property a good degree of flexibility. Alongside the family bathroom, a staircase leads up to a versatile attic space, again providing potential for an office or gym, which completes the internal accommodation.

Offering immense appeal to a range of buyers including first-time buyers, couples, young families and those looking to downsize, early viewing is highly recommended.

- Two-bedroom terraced home
- Sought-after location
- Living/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Attic storage
- Front and rear gardens, housing shed with power
- Gas central heating
- Double glazing

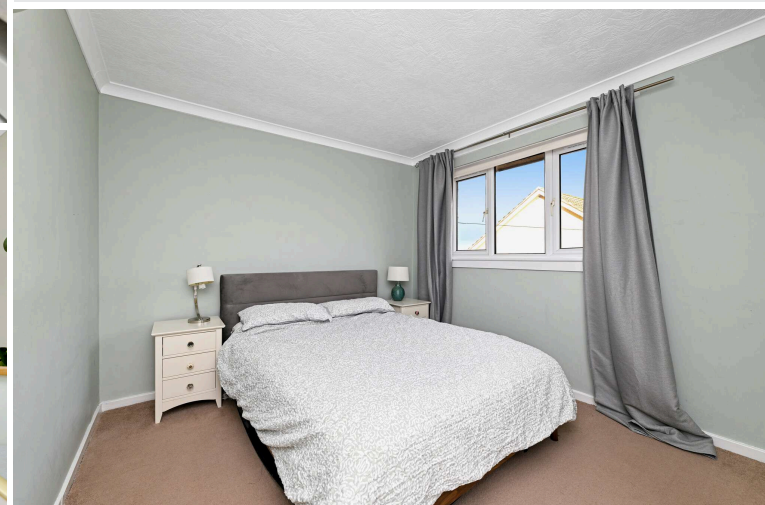
Energy Rating C. Council Tax band B.

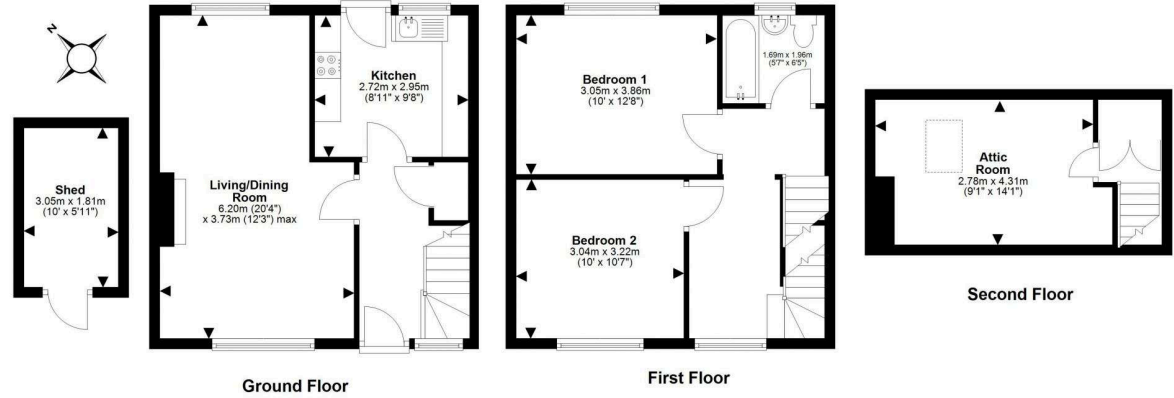
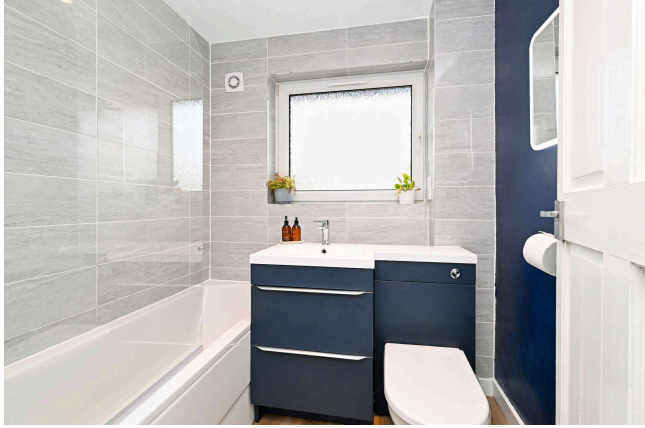
Included in the sale will all light fittings and integrated appliances. Other appliances may be available.

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.





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.

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