

COULTERS[©]

7 BRYCE CRESCENT

CURRIE, EDINBURGH, EH14 5LN

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Enjoying a peaceful position within an established cul-de-sac, this attractive three-bedroom semi-detached home offers well-proportioned accommodation with excellent outdoor space and off-street parking. The property will appeal to a range of buyers, particularly families and those looking to settle within a well-regarded community.

The ground floor comprises a welcoming reception hall and a bright sitting room with a feature fireplace and built-in storage to either side, which flows seamlessly into the dining room overlooking the garden. The adjoining kitchen is fitted with shaker-style units and a classic subway-tile backsplash, and enjoys direct access to the rear garden.

KEY FEATURES



Beautifully presented semi-detached home.



Three bedrooms upstairs.



Private gardens to both front and rear.



Private driveway for multiple vehicles.



Walking distance to local schools.



Easy commuting to the city centre.



EPC Rating - D



Council Tax Band - E





Upstairs, there are two spacious double bedrooms each with built-in storage, a comfortable third bedroom, and a tastefully decorated family bathroom. The attic, which is partially floored, offers additional storage.

Externally, the property features a neatly kept front garden and a long driveway capable of accommodating multiple cars, which leads to a timber garage/shed. The enclosed rear garden provides an ideal space for families and outdoor entertaining. Planning permission has only recently lapsed for a single storey extension to the side and rear of the property which would create a four-bedroom house and accommodate a larger kitchen, separate utility room and wet room. Further details including plans are available upon request.

The home further benefits from modern gas central heating and double glazing throughout.





THE LOCAL AREA

Nestled beside the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with easy access to the Pentland Hills, it is hard to believe that Edinburgh city centre is only five miles away. The area caters for everyday needs with amenities including a post office, Co-op, restaurants, traditional pubs and a library. Currie is renowned for its top-ranking schools which now includes the brand new, state-of-the-art Currie Community High School. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also closeby.

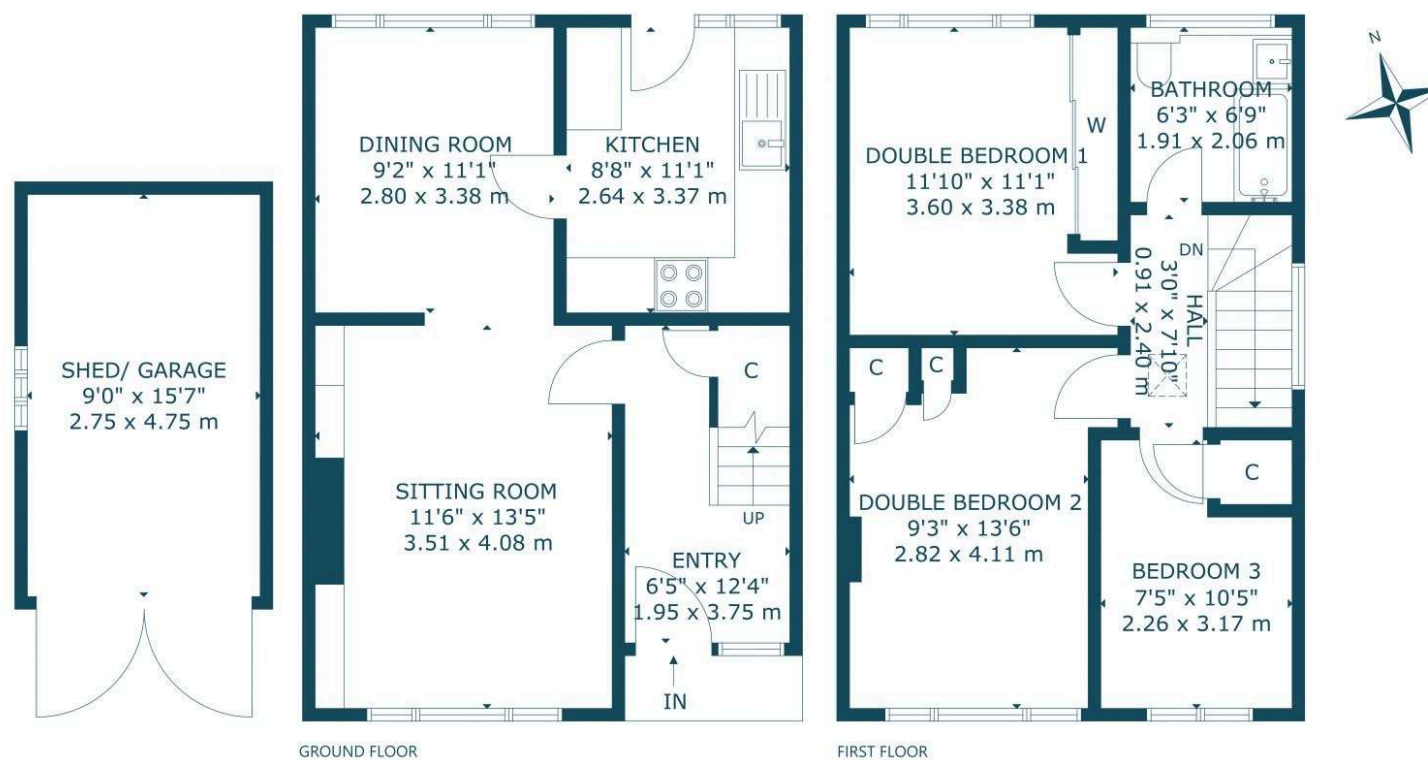
The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are excellent transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Edinburgh Airport is also easily accessible via car or public transport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 921 SQ FT / 86 SQ M GARAGE 141 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.