










Offers Over
£450,000

8 Thomson Grove

Currie | Edinburgh | EH14 5HZ

A fantastic opportunity has arisen to purchase this beautifully presented extended semi-detached villa with private gardens, driveway and garage, quietly situated within a cul-de-sac setting in the popular district of Currie close to a host of excellent local amenities and transport links. This attractive home offers generous sized family accommodation, and internal viewing is highly recommended to be fully appreciated.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathrooms
- Utility room
-  Private gardens
-  Garage & Driveway
-  EPC rating – C
-  Council tax band – E



Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with storage and WC located off, generously proportioned and bright bay-windowed lounge with feature fireplace, double doors lead through to the family room/sitting room, fantastic sized modern fitted kitchen open plan to dining area with bi-folding doors to the rear garden, useful study area and access to the utility room which then provides access to the garage. The upper level comprises of a light and airy bay-windowed principal bedroom with mirrored fitted wardrobes and modern en-suite shower room, three further well proportioned bedrooms and contemporary family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the cooker, dishwasher and fridge/freezer. The garden shed and arbour will also be included in the sale.

Gardens, Driveway & Garage

To the front of the property lies a neat area of private garden together with a double driveway providing off-street parking leading to the single garage with electronic door. A real feature of this property is the secluded private rear garden which has been beautifully maintained and is laid to lawn with areas of decking. The ideal space to enjoy outside dining/relaxing.

Viewing

By appointment through Neilsons (0131 625 2222).





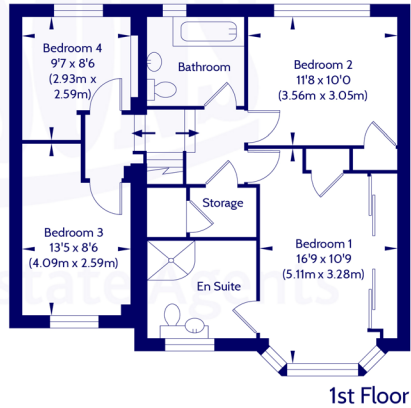
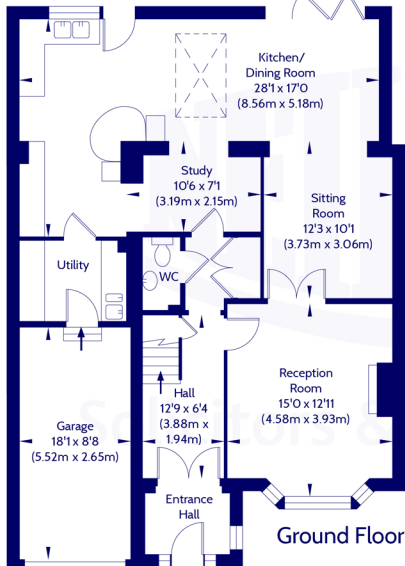
Location

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





Approx. Gross Internal Floor Area 160 Sq M / 1717 SqFt.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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