










Offers Over  
**£275,000**

## 60 Forthview Crescent

Edinburgh | EH14 5QU

Enjoying a wonderfully peaceful position, backing on to Roley's Woods, this spacious mid-terraced villa has been attractively modernised and upgraded by the present owners and offers excellent family accommodation close to highly regarded schools, transport links and amenities.

-  3 bedrooms
-  1 reception room
-  2 bathrooms
-  Front and rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band - C



## Description

A good-sized double glazed porch provides a welcoming entrance to the home and leads to a hallway with three useful storage cupboards. The open plan reception/dining room enjoys a dual aspect and has a gas fire. The modern fitted kitchen is positioned to the rear with window and back door to the garden. The kitchen is fitted with a good range of wall and base units with integrated induction hob, oven, microwave, dishwasher and washing machine. Stairs from the hallway lead to the upper landing with hatch and ladder giving access to a large part-floored loft space offering abundant storage. There is a useful linen store on the landing. The principal bedroom is to the rear and has built-in storage and an en-suite shower room. There are two further bedrooms to the front, both enjoying far reaching views. A family bathroom with white suite and over bath shower completes the internal accommodation. Benefits on offer include underfloor heating, gas central heating and full double glazing.



## Extras

The floor coverings, light fittings and integrated kitchen appliances are to be included in the sale. The American style fridge freezer in the kitchen and the principal bedroom furniture, fixtures and fittings are available by separate negotiation.

## Gardens, garage and parking

The house sits within a generous plot with good sized gardens to the front and rear and a covered vennel connecting the two. The rear garden enjoys peace and tranquillity, next to the beautiful mature trees of Roley's Community Woodland. There are lawn and patio areas, ideal for al fresco dining and a composite shed useful for storing bikes, tools and garden equipment is included in the sale. The front garden has been landscaped with a raised garden area and generous monoblocked driveway. There is an external power point, ideal for EV car charging to the front and an outside tap to the rear patio.

## Viewing

By appointment through Neilsons (0131 625 2222).





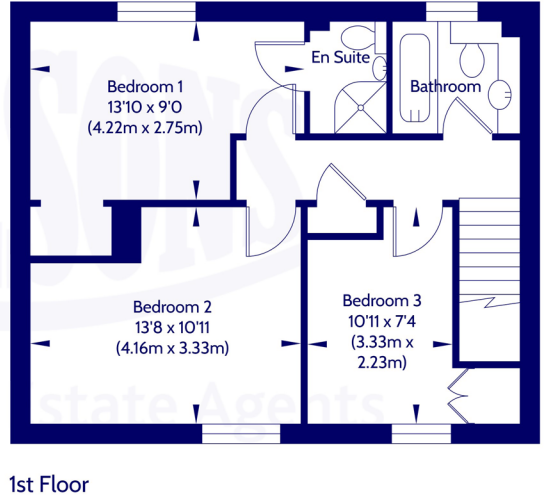
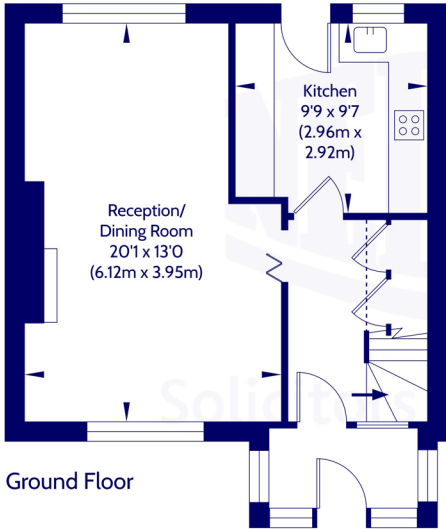
## Location

Currie is a highly sought-after residential area located approximately six miles south-west of Edinburgh City Centre. The area is well served by excellent public transport links, including regular bus services and Curriehill Railway Station, providing convenient access to both Edinburgh and Glasgow. The nearby Park & Ride offers a practical option for commuters travelling into the city, while Edinburgh Airport is easily reached by car. Currie, together with the neighbouring villages of Juniper Green and Balerno, offers an excellent range of local amenities, including shops, cafés, supermarkets and leisure facilities, as well as highly regarded nursery, primary and secondary schooling. The area is particularly popular with those seeking access to outdoor pursuits, with scenic walks along the Water of Leith, several golf courses, access to Edinburgh's cycle path network and the extensive open spaces of the Pentland Hills Regional Park all close at hand. The property is also conveniently located for Heriot-Watt University, The Gyle Shopping Centre and Hermiston Gait, making it an ideal base for commuters and families alike.





Approx. Gross Internal Floor Area 88 Sq M / 942 Sq Ft.



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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