



26 Weaver's Knowe Crescent
CURRIE | EDINBURGH | EH14 5PL


warners
solicitors & estate agents



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Warners are delighted to present this immaculately presented three-bedroom semi-detached villa, quietly positioned within the highly sought-after Currie district, just a short commute from Edinburgh City Centre. Offering bright, well-proportioned accommodation throughout, this superb home is ideally suited to families, first-time buyers and professionals alike.

The accommodation comprises a welcoming reception hallway with useful under stair storage, leading into a spacious front-facing living room. To the rear, the stylish open-plan kitchen/dining room provides an excellent space for everyday family life and entertaining, benefiting from a newly fitted kitchen complete with integrated appliances and French patio doors opening directly onto the rear garden.

The upper floor hosts three well-proportioned bedrooms, including two generous doubles, one of which benefits from built-in storage, and a comfortable single bedroom also featuring storage. A contemporary family bathroom, fitted with a modern white suite and shower over the bath, completes the accommodation. An attic provides additional storage space.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys a private front garden, an extensive driveway providing ample off-street parking, and a detached garage located to the rear. The fully enclosed rear garden offers a generous outdoor space, ideal for children, pets and outdoor entertaining. Unrestricted on-street parking is also available.

Situated within a popular residential area renowned for its excellent local amenities, highly regarded schooling and convenient transport links, this outstanding home offers the perfect balance of suburban living and city accessibility.

Early viewing is highly recommended to appreciate the quality, space and location of this exceptional family home.

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



Energy Rating C, Council Tax E

All fixtures, fittings and integrated appliances are included in the sale.

The fridge/freezer may be available through separate negotiation.

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.