



Solicitors & Estate Agents



Offers Over

**£360,000**

## 44 Bryce Crescent

Currie | Edinburgh | EH14 5LL

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

-  3 Bedrooms
-  2 Public rooms
-  1 Shower room
- Utility room
-  Downstairs WC
-  Private gardens
-  Garage & Driveway
-  EPC rating - C
-  Council tax band – E



## Description

In brief the accommodation comprises; welcoming entrance porch, spacious and bright reception room with electric fireplace and understairs storage cupboard, stylish fitted and generous sized kitchen/dining room with patio doors leading to the light and airy sun room which in turn provides direct access to the rear garden, useful utility space and downstairs WC and door providing access to the side. Upstairs comprises; well proportioned principal bedroom with mirrored fitted wardrobes, two further good sized bedrooms with built-in storage and modern shower room with shower cubicle. Further benefits include gas central heating, double glazing and access to partly floored attic via Ramsay ladder.



## Extras

All fitted floor coverings, blinds and curtains (with the exception of the reception room curtains) will be included in the sale together with the integrated oven/hob, dishwasher, fridge/freezer and additional fridge and freezer within the utility. Other items of furniture can be made available by separate negotiation.

## Gardens, Driveway & Garage

To the front of the property lies a sizeable driveway providing off-street parking leading to the single garage. A real feature of this property is the landscaped generous sized private garden to the rear which has been beautifully maintained and is mainly laid to lawn with an area of patio. The ideal space to enjoy outside dining/relaxing.

## Viewing

By appointment through Neilsons (0131 625 2222).





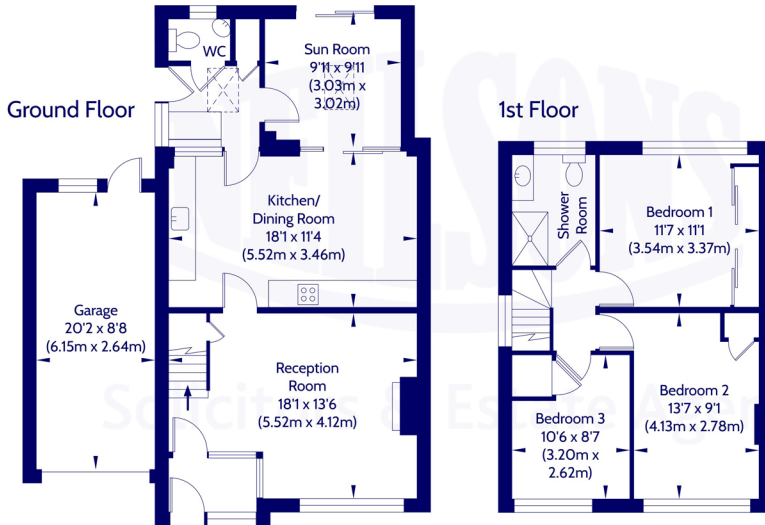
## Location

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 102 Sq M / 1101 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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