










Offers Over

£410,000

53 Nether Currie Road

Currie | Edinburgh | EH14 5HN

An impressive and well presented four bedroom semi detached villa in the sought after area of Currie, ideally located close to local amenities, schooling, green spaces and excellent transport links. Thoughtfully extended, the property offers spacious and well balanced accommodation which is complemented by private gardens and a garage, making this a superb family home in a desirable setting.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – C
-  Council tax band – E



Description

You are welcomed into a bright entrance hallway with useful storage, and there is a light and airy bay windowed lounge positioned to the left, complete with a decorative fireplace. From the hallway there is also access to the garage, which is currently utilised as a games room and has a door to the garden, providing a highly versatile additional space. The ground floor continues through to a stylish dining kitchen fitted with a range of wall and base units with wooden worktops and splashback tiling, and a central island incorporating the hob and oven alongside space for casual dining. From here, there is access to the conservatory, with these rooms combining to create a superbly flexible and sociable living space, ideal for both everyday living and entertaining guests.

Carpeted stairs lead to the first floor, where there are four well proportioned double bedrooms, three of which benefit from built in storage, while the principal bedroom enjoys a charming bay window. There is a fully tiled bathroom fitted with a white suite and electric shower, along with a separate shower room, also featuring a white suite plus a heated towel rail. A Ramsay ladder provides access to a partially floored and insulated attic with lighting, offering excellent additional storage. The property further benefits from gas central heating and double glazing throughout.



Extras

Included in the sale will be the 5 rings gas hob and electric oven, fridge/freezer, dishwasher, washing machine, and garden shed. Other furniture may be available by separate negotiation.

Gardens, Garage and Parking

The property benefits from well maintained gardens, with a lawned front garden bordered by a mature hedge providing a pleasant approach and sense of privacy. To the rear lies a particularly private, fully enclosed garden, featuring a lawn and patio area, ideal for outdoor seating and relaxation. The garage is fitted with an up and over door and has power and light. In addition, there is a driveway providing off street parking, with on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





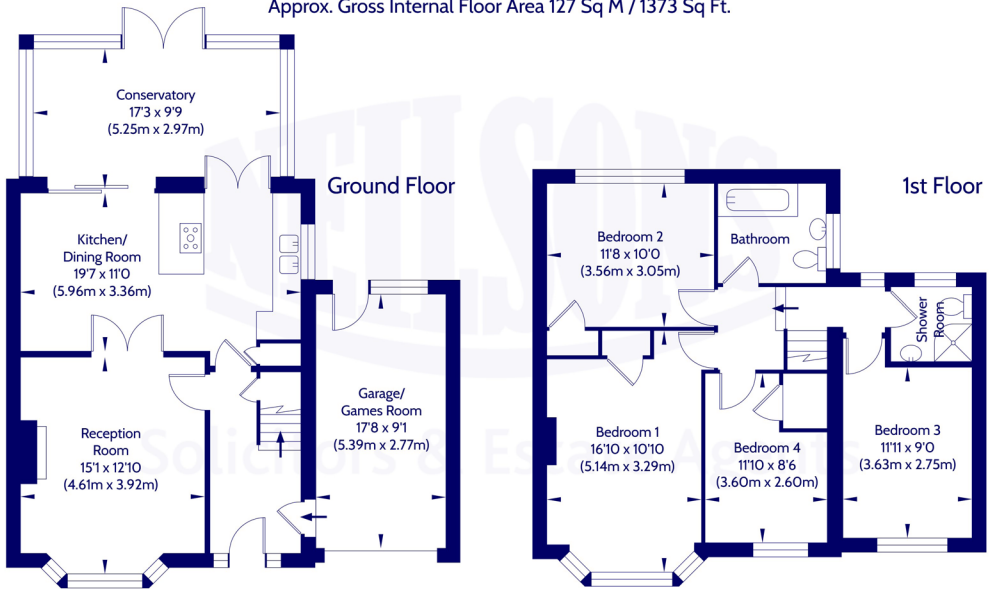
Location

Nether Currie Road is a sought after street in the Currie district of the city, a thriving suburb lying approximately seven miles southwest of Edinburgh city centre. The area is popular with families with highly regarded schooling available from nursery to secondary level, and Heriot Watt University nearby. Ideal for commuters, the area offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park & ride facility is within easy reach and for those travelling further afield, Edinburgh Airport is only a short drive away. Local shops, pubs, the Pentlands Medical Centre and other services provide for day-to-day needs with a choice of larger supermarkets and a range of specialist retailers located at The Gyle and Hermiston Gait. Located on the edge of the Pentlands Regional Park the area is ideal for the outdoors enthusiast with a choice of beautiful walks and trails available along with a number of local parks, Water of Leith walkway, golf courses and leisure centres also close at hand.





Approx. Gross Internal Floor Area 127 Sq M / 1373 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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