










Offers Over
£315,000

23 Bryce Crescent

Currie | Edinburgh | EH14 5LL

Set within an established residential street in the highly desirable village of Currie, this appealing semi-detached family home enjoys a convenient setting close to excellent local schooling and well-regarded transport links. The property offers a well-balanced layout suited to family living, complemented by private gardens, a driveway, and a garage.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation begins with a welcoming hallway that provides access to the main living areas. To the front, a comfortable reception room offers a pleasant outlook and features a gas fireplace, creating a natural focal point. Double doors lead through to a formal dining room positioned to the rear, providing an ideal space for family meals and entertaining, with views over the garden beyond. The kitchen is arranged with a range of wall and base units, incorporating both integrated and freestanding appliances, and is designed to support day-to-day family life with practical workspace and storage. The property offers three bedrooms, each providing flexibility for a range of needs. A rear-facing double bedroom enjoys a quiet position overlooking the garden, while a further double bedroom to the front includes built-in shelved storage. The third bedroom, also to the front, is a more compact double and is well suited as a nursery, study, or home office. The bathroom is fitted with a two-piece suite set within vanity storage, alongside a separate shower enclosure with a thermostatic shower.

Further benefits include, a large attic space provides excellent further storage. The boiler was installed October 2022.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. To note the property shall be sold as seen, currently the integrated oven is not fully operational.

Gardens, Garage & Driveway

Externally, the property benefits from a decorative front garden and a driveway leading to a spacious garage with an electric roller door. To the rear, the enclosed garden has been thoughtfully arranged to include patio areas, artificial lawn, and planted sections, offering a versatile outdoor space for a variety of uses.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide 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 open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.





Approx. Gross Internal Floor Area 85 Sq M / 911 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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