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Offers Over
£415,000

19 Nether Currie Road

Currie | Edinburgh | EH14 5JB

Beautifully presented three-bedroom detached extended villa, quietly positioned within the highly sought-after Currie district. Boasting an impressive landscaped rear garden complete with a fully equipped garden room, whilst being conveniently located close to excellent local amenities, reputable schooling, and superb transport links, the property offers exceptional family living both inside and out.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
Garden room with WC
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance hallway, benefiting from a handy understairs storage cupboard together with internal access to the garage. The bright and airy bay-fronted lounge enjoys a dual-aspect outlook, flooding the room with natural light and creating a wonderful space to relax. Undoubtedly the heart of the home is the impressive L-shaped open-plan kitchen, dining and family room. The stylish kitchen is fitted with a range of integrated and freestanding white goods, complemented by a freestanding island, twin Belfast sinks, and quartz worktops. There is ample space for both dining and lounge furniture, making it a superb space for everyday family life and entertaining, while French doors open directly onto the rear garden. A separate fully fitted utility room provides additional storage and space for further freestanding white goods, creating a practical workspace. Completing the ground floor is a well-appointed shower room featuring partial splash panelling and a single shower cubicle.



The first-floor landing provides access to the partially floored attic via a Ramsay ladder. The generous principal bedroom is a bright dual-aspect room with a bay window and benefits from wall-to-wall mirrored sliding wardrobes. Bedroom two is another comfortable rear-facing double offering ample space for freestanding furniture. Bedroom three is also a double bedroom and features fitted shelving, making it equally suitable as a guest room, nursery, or home office. Completing the internal accommodation is the immaculate family bathroom, fitted with a corner bath incorporating a rainfall shower, tiled flooring, and partial wall panelling.

Further benefits include Nest-controlled gas central heating and double glazing.

Gardens & Parking

Externally, the beautifully landscaped rear garden has been thoughtfully designed for both relaxing and entertaining, featuring two pergolas, a generous timber deck, outdoor power points, and cold outdoor taps, and a side access gate. A hot tub is available by separate negotiation. A real standout feature is the superb garden room, currently utilised as a stylish home bar. Complete with fitted seating, a bespoke bar, French doors, dual-aspect windows, electric heating, and its own W/C, this versatile space would also make an outstanding home office, studio, gym, workshop, or entertaining room. To the front, the property benefits from a single garage with fitted storage units and a generous monoblock driveway providing multi-car off-street parking.

Extras

Selected fixtures and fittings, including; integrated dishwasher, freestanding AGA range cooker, and American-style fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





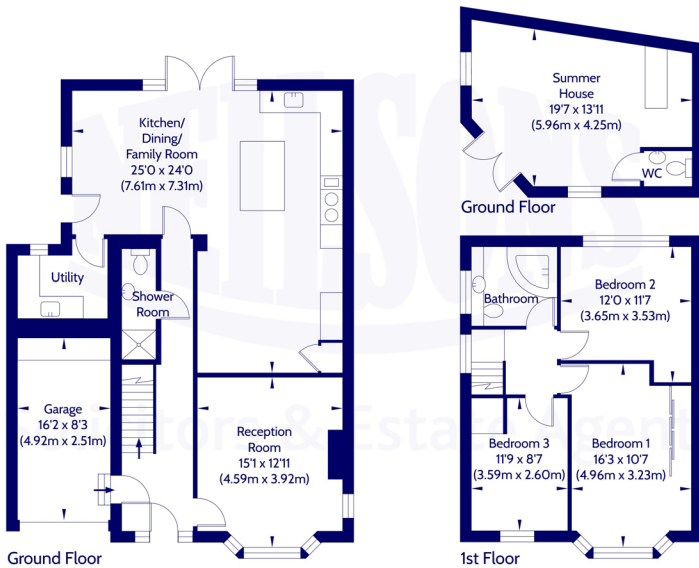
Location

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 131.44 Sq M / 1415 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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- [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.
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