



13 Nether Currie Road, Currie, City of Edinburgh, EH14 5JB

Light & Well Presented, Three Bedroom, Semi-Detached Family Home.

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Property Description

Light and well-presented, three-bedroom, semi-detached family home, with large gardens, a good size garage and driveway. Located in a desirable part of the sought-after Currie area, southwest of Edinburgh city centre.

Comprises front entrance with glass sliding door, hallway, living room, dining room, kitchen, three flexible bedrooms, and a quality modern family bathroom.

Features include a fitted kitchen with a full range of appliances, and there is excellent storage including a floored loft accessed via a Ramsey ladder. In addition, there is gas central heating, a gas flamed fire and surround, double glazing, light neutral decor, and TV and phone points. To the front is low-maintenance landscaping with a paved driveway continuing along the side of the house to the garage, whilst an enclosed rear garden includes lawns, three separate patios, and a garden shed.

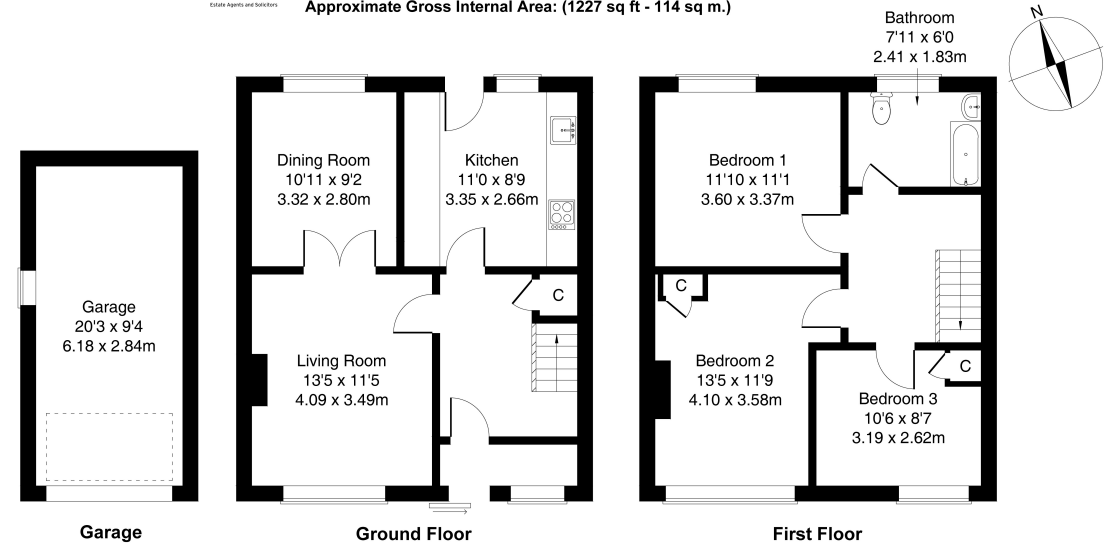
The front porch with a glass sliding door leads to the hallway providing space for outerwear and access to the lounge, kitchen, carpeted stairway, and access to an under-stair storage cupboard. Set to the front is the living room, with a gas-flamed fireplace and surround, carpeted flooring and French doors to the rear-facing dining area, which features a pass-through to the kitchen.

The bright kitchen has a door to the rear garden and includes fitted units and worktops, together with a freestanding washing machine, dishwasher, fridge freezer, and cooker. On the first floor, two well-proportioned double bedrooms are set to either aspect, with a smaller third bedroom set to the front featuring a built-in store cupboard.

A full-tiled family bathroom has a rear-facing window and is fitted with a quality Roca suite, including a mains shower over the bath and a ladder-style radiator. There is a Ramsey ladder providing access to a fully floored attic storage space from the upper landing.

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Approximate Gross Internal Area: (1227 sq ft - 114 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Currie, Juniper Green and nearby Balerno have pleasant village atmospheres and an excellent range of local amenities. The Gyle Shopping Centre and Hermiston Gait are just a short drive away, and offer an extensive range of high-street names and large supermarkets. There are many attractive walks nearby, including along the Water of Leith, the Pentland Hills, and the Mallyen National Trust Gardens, with golfing at Baberton Golf Club and the prestigious Dalmahoy Golf and Country Club.

Public transport, including Curriehill railway station and Lothian Buses, provide regular services into the city centre and surrounding areas. There are also good road links out of the city via the A71, M8, M9 and City Bypass. Local schooling includes Currie Primary School and Currie High School, and the main Heriot Watt University campus with the Oriam Sports Complex - Scotland's national performance centre for sport - is also close by.





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