



6 Bryce Road, Currie, City of Edinburgh, EH14 5LU

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and beautifully presented, three-bedroom, semi-detached family home, with gardens and a driveway. Located in the desirable and sought-after suburb of Currie, southwest of Edinburgh city centre.

Comprises a vestibule, hall, living room, dining/kitchen/family room, three flexible bedrooms, and a family bathroom.

Tastefully finished throughout, highlights include a bespoke rear extension with bi-fold patio doors, a skylight window, and a quality fully integrated kitchen. Further features include contemporary flooring and lighting, good storage, gas central heating (new boiler 2019) and double glazing.

Externally, the property benefits from a generous garden incorporating a lawn and driveway to the front; and a composite patio deck, a lawn and two store sheds to the rear.

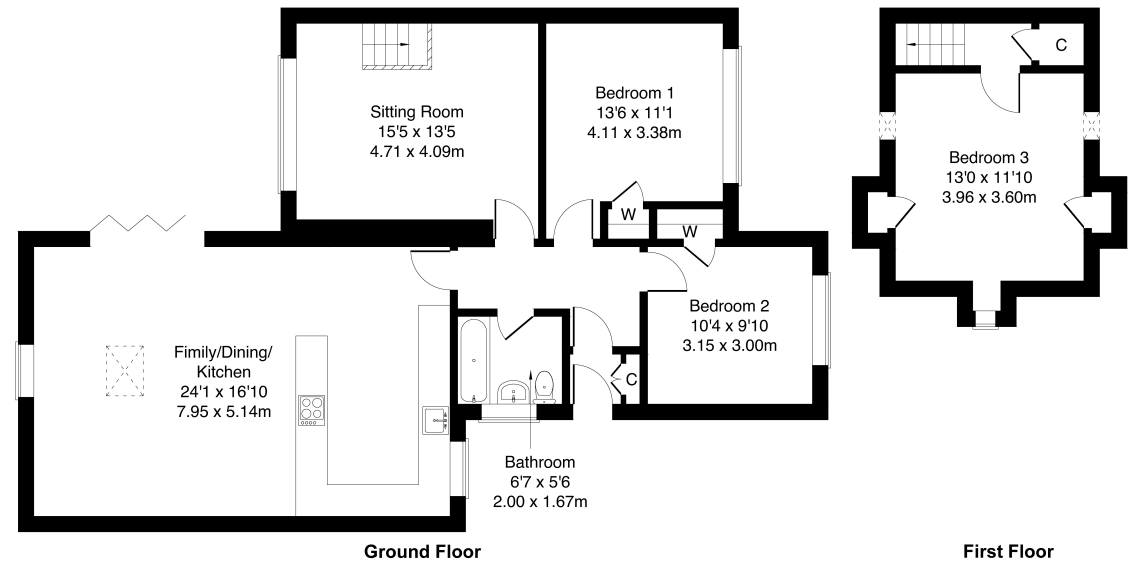
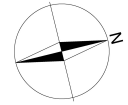
A welcoming entrance vestibule has convenient storage space and opens into the hall, affording access throughout the ground floor. With a dual aspect and a skylight window, an exceptionally spacious, bespoke extension provides a family/dining room and kitchen. Features include wood effect flooring and spotlighting continuing throughout, bi-fold doors leading to the rear garden, and a wall-mount TV point for the lounge area. A stylish kitchen is fitted with a breakfast bar, modern units, wood effect worktops, unit downlights, a sink with a drainer and a tiled surround; with integrated appliances including a double oven, an electric hob, a fridge/freezer, a washing machine, and a dishwasher. A further public room is set to the rear, with a southerly aspect allowing plentiful natural light, wood effect flooring, a wall-mount TV point, and access to the stairway leading to the third bedroom.

Set to the front, two carpeted bedrooms are tastefully finished, both including built-in wardrobes; whilst completing the ground floor, a stylish bathroom is fitted with a modern suite including a rainfall shower over the bath and tiled splash walls. On the upper floor, a generous bedroom features carpeted flooring, spotlighting, Velux-style windows, and eaves storage.



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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 a pleasant village atmosphere and share 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 supermarkets. There are many attractive walks nearby, including the Water of Leith, the Pentland Hills and the Malleny National Trust Gardens, with golf available at

the prestigious Dalmahoy Golf and Country Club. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. Local schooling includes the well-regarded Currie Primary School and Currie High School. The main Heriot-Watt University campus, including the Oriam Sports Complex, Scotland's national performance centre for sport, is also close by.





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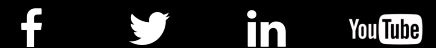
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