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83 Nether Currie Crescent, Currie, City of Edinburgh, EH14 5JH

Exceptionally Spacious, Five-Bedroom, Semi-Detached, Family Home

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Property Description

Well-presented and exceptionally spacious, five-bedroom, semi-detached, family home, with gardens, a driveway and an integrated garage. Set on a southerly-facing plot, on a quiet street, in the sought-after Currie area, southwest of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, utility room, five flexible bedrooms, a family bathroom and a shower room.

Set adjacent to rural land, with superb northward skyline views towards Fife and the Forth Crossing.

Highlights include a spacious and flexible open-plan public room, a fitted kitchen, and extensive, integrated storage, including a semi-converted loft space. In addition there is gas central heating, double glazing, and further excellent storage, including a garage with power and light and an automatic door.

To the front is a lawn, shrubbery and a double driveway, whilst a good-sized rear garden has a lawn, patio and a shed.

A bright, welcoming entrance hall leads into a spacious, open-plan reception room, on the left, filled with natural light from a wide, southerly-facing window. A flexible floor plan provides ample space for both lounge and dining furniture, and the well-presented room flows openly into a further, versatile living area, with access to the garden, via a glazed, sliding door. A kitchen is conveniently linked to both reception spaces by a rear hallway, with garden access. Fitted with neutrally toned units and worktops, the kitchen also includes an integrated oven, a gas hob and a canopy, whilst there is space for additional appliances both in the kitchen and in the adjoining utility room, with access to the garage. A family bathroom, comprising a three-piece suite, a shower-over-bath and tiled splash walls, completes the ground floor.

Upstairs, set to either aspect, five flexible bedrooms are carpeted and benefit from built-in wardrobe storage, offering good-sized spaces, with options for alternative use.

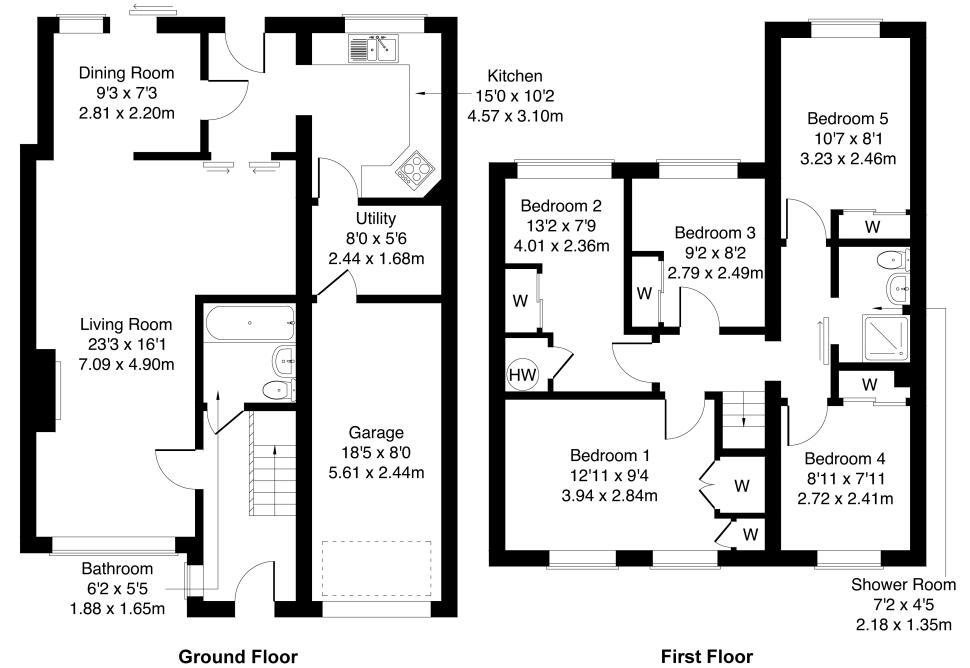
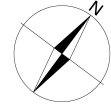
Finally, a shower room comprises a glazed, corner shower cubicle, a two-piece suite and tiled splash walls.

There are unbroken views towards the Forth Crossing, Fife and hills North of Stirling from the rear of the property.



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Approximate Gross Internal Area: (1475 sq ft - 137 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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