



## 5 Bryce Place, Currie, City of Edinburgh, EH14 5LR

Tastefully Presented & Spacious, Five-Bedroom, Detached Home Semi-Detached with Gardens, Driveway & Garage

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# Property Description

Tastefully presented and spacious, five-bedroom, semi-detached home, with landscaped gardens, a detached garage and a driveway. Located on a desirable southerly facing corner plot, in a sought-after residential area of Currie, southwest of Edinburgh centre. Comprises an entrance hall, semi-open-plan living/dining room, kitchen, utility room, five flexible bedrooms, a family bathroom and a ground-floor WC.

Requiring some modernisation, this exciting family home has been highly maintained, with a superb floor plan that offers scope for a range of development. Featuring first-floor skyline views, good storage including a loft and powered garage with remote-controlled doors, a fitted kitchen with appliances, gas central heating and double glazing.

Externally, the property boasts a synthetic turf-lawn and a range of manicured shrubbery surrounding the front, while an enclosed rear garden features a lawn, a shed and a paved patio.

A bright and welcoming porch leads into a front-facing living/dining room with a lounge area, a living flame gas fire, and two large windows providing plenty of natural light. Stairs to the upper floor are located off the living space. The dining area leads into a good-sized kitchen, fitted with a range of wall and base units, wood-effect worktops, tiled splashbacks, an electric cooker, fridge/freezer, and a sink with drainer. A separate utility room provides access to the rear garden and includes additional fitted units, a sink, a dishwasher, a washer/dryer, and a convenient WC. Also on the ground floor is a versatile room that can be used as a fifth bedroom, home office, or study.

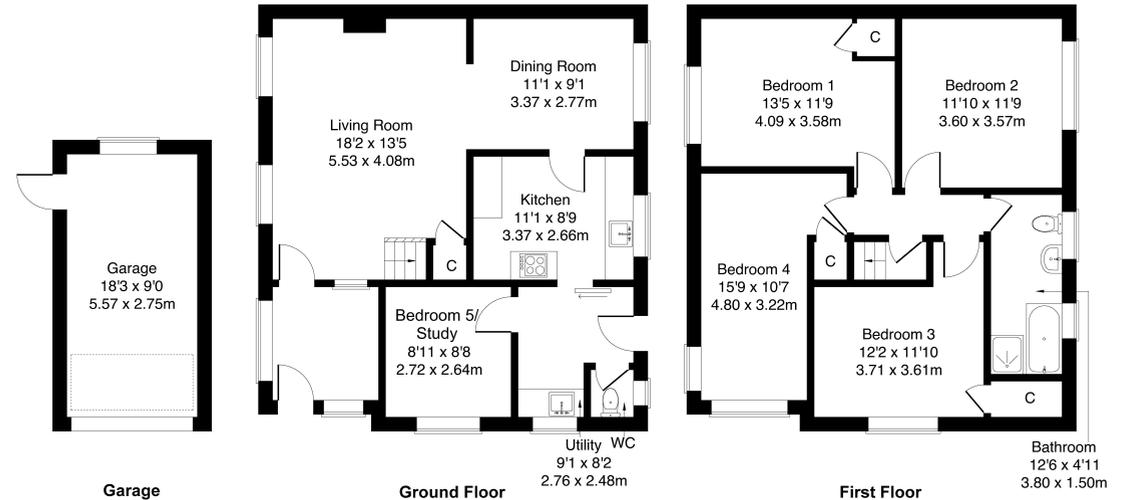
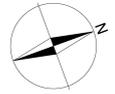
Upstairs, four double bedrooms are positioned at each aspect of the property, all offering generous space. Bedroom three features a walk-in storage cupboard, while bedrooms one and four also include built-in storage space, and bedroom four benefits from dual-aspect windows. Completing the accommodation, the family bathroom is fitted with a separate bath and shower, WC, sink with vanity unit, and tiled splashbacks.

Wooden blinds in the porch, and roller blinds in the dining room and kitchen are included in the sale. Some further furnishings and items are available for inclusion in the sale.



## 5 Bryce Place, Currie EH14 5LR

Approximate Gross Internal Area: (1528 sq ft - 142 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 offer a charming village atmosphere with a wide range of local amenities. A short drive takes you to The Gyle Shopping Centre and Hermiston Gait, which provide an extensive selection of high-street retailers and supermarkets. The area is surrounded by scenic walks, including trails along the Water of Leith, the Pentland Hills, and the beautiful Mallyen National Trust Gardens.

Golf lovers can enjoy the prestigious Dalmahoy Golf and Country Club. Public transport is well served with Curriehill railway station offering regular services to the city centre and beyond. The area is home to well-regarded schools such as Currie Primary School and Currie High School. Nearby, Heriot-Watt University's main campus includes the Oriam Sports Complex, Scotland's national performance centre for sport.





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