



55 Weavers Knowe Crescent, Currie, City of Edinburgh, EH14 5PP

Spacious, Three-Bedroom, Semi-Detached Home with Gardens, Garage & Driveway

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Property Description

Beautifully presented and spacious, three-bedroom, semi-detached family home, with gardens, an adjoining garage and a driveway. Set southerly facing, on a quiet street, in the desirable and sought-after Currie area, southwest of Edinburgh city centre.

Comprises an entrance hall, living room, dining room, kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a quality fitted kitchen, a modern bathroom, a wood-burning stove for the lounge, contemporary flooring and upgraded internal doors. Further highlights include gas central heating, double glazing, and good storage including a floored loft and a large garage with power and lighting.

To the front is a lawn and paved driveway continuing along the side; whilst a generous rear garden includes a lawn, a wood-decked patio and an insulated shed with power and lighting.

A welcoming entrance hall affords access to a front-facing living room, enjoying a southerly aspect with plentiful natural light; and tastefully finished with light decor, two pendant light fittings, and a wood-burning stove with a wooden mantel.

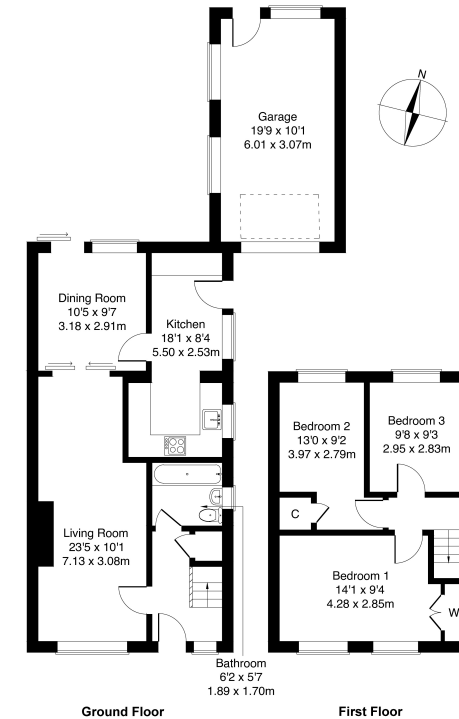
Sliding doors lead to a dining room, with patio doors leading to the rear garden. Set off the dining room, with further garden access, a generous kitchen is fitted with stylish units, wood effect worktops, a tiled surround, a sink with a drainer, an integrated oven, a gas hob, a fridge and a freestanding washing machine, whilst a dryer and a freezer are located in the garage.

Completing the ground floor, with a side aspect window, the bathroom is fitted with a modern three-piece suite including a shower over the bath and a ladder-style radiator.

On the upper floor, set to the front, bedroom one offers a generous room, with built-in wardrobes and carpeted flooring; whilst two further carpeted bedrooms are set to the rear, with bedroom two also featuring a built-in wardrobe.

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Approximate Gross Internal Area: (1130 sq ft - 105 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. Many attractive walks are 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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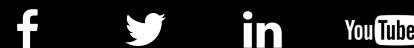
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