

32 Thomson Crescent Currie EH14 5JS

Offers Over £310,000

- Hallway with large storage cupboard under stair and toilet
- Bay window lounge
- Dining area overlooking back garden
- Kitchen with a range of floor and wall mounted units, electric cooker, whitegoods and broom cupboard
- Three double bedrooms with master featuring fantastic views
- Family bathroom with three-piece suite and electric walk in shower
- Gas central heating and double glazing
- Well kept front and rear gardens
- Garage and off-street parking



2



3



1



EPC



Semi-Detached

Blair Cadell are delighted to bring to market this lovely semi-detached home in the quiet suburb of Currie. With three double bedrooms and a large garden to the rear of the property there is plenty of development opportunities and would be perfect for a growing family.

The accommodation comprises of a hallway with a large storage cupboard under the stair and a downstairs W.C. A bay window lounge with doors through to the dining room at the rear of the property overlooking the back garden. Kitchen with a range of floor and wall mounted units, electric cooker and white goods which are included in the sale and a useful broom cupboard. On the first floor the landing offers access to a partially floored attic, there are three generous double bedrooms with the master featuring fantastic views to the bridges over the Firth of Forth and a large storage cupboard with hanging space. A family bathroom with a three-piece suite and an electric walk in shower. Gas central heating and double glazing throughout the property for maximum efficiency. A fantastic south facing back garden offering masses of space for development and a private front garden. Garage and off street parking for at least three cars.*No warranties given for systems or appliances.*

The property offers lovely open views over the adjacent farmland to the Forth and Fife and is handily placed for all local amenities. Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away. Currie has excellent educational facilities with both primary and secondary schools nearby plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

Viewing by appointment on 131 337 1800

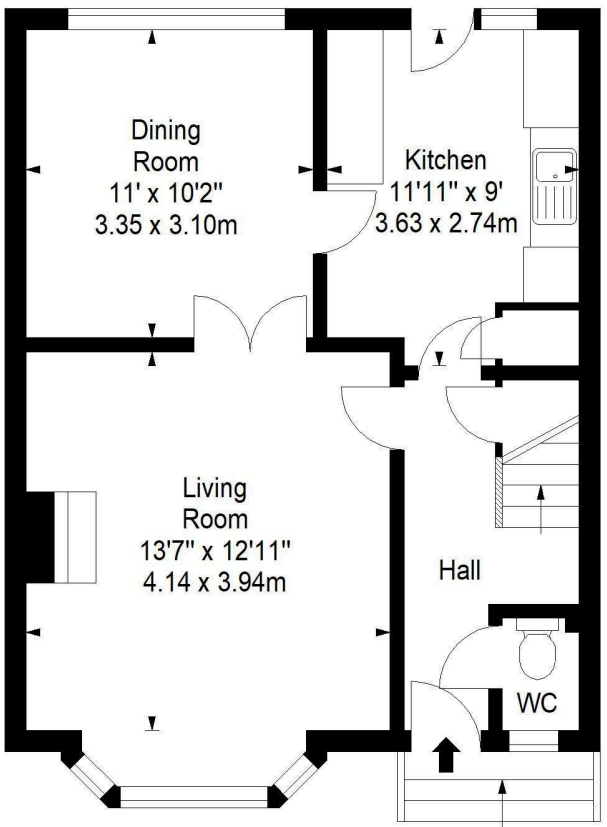
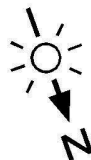




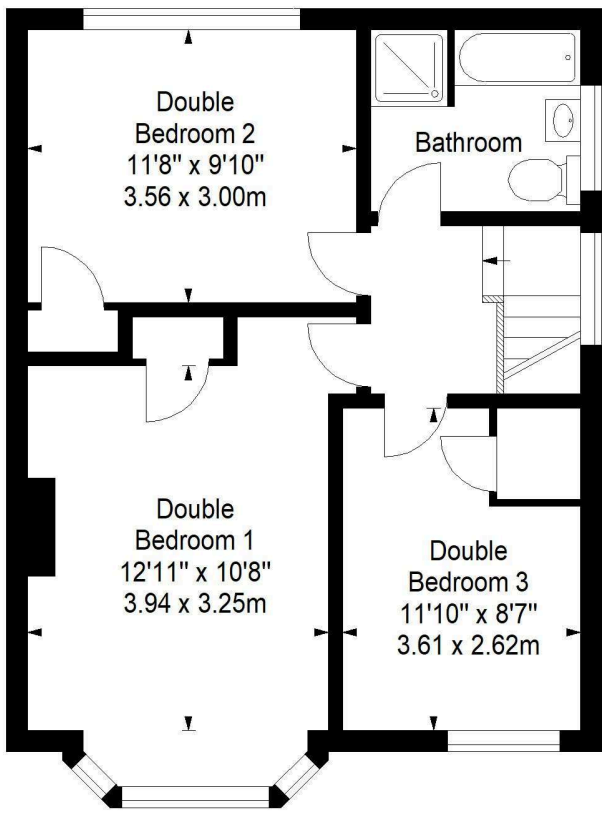
Thomson Crescent,
Currie,
Midlothian, EH14 5JS



Approx. Gross Internal Area
1016 Sq Ft - 94.39 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 1SJ
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

