

COULTERS[©]

7 BRYCE ROAD

CURRIE, EH14 5LT

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A bright and spacious three bedroom detached house situated in the extremely popular residential area of Currie. The house benefits from a lovely private front and rear garden, single garage and driveway parking.

The accommodation on the ground floor comprises an entrance vestibule, hall, kitchen with a back door leading to the rear garden, living room with bay window and double doors leading to the dining room.

The first floor comprises of three double bedrooms, one which could be an ideal office space.

The bathroom has recently been renovated into a wet room with walk-in shower, toilet and sink. The upper landing provides access to the loft space.

KEY FEATURES



Spacious detached house.



Three double bedrooms.



Private front and rear gardens.



Single garage and driveway.



Located in the popular residential area of Currie.



Excellent local amenities nearby.



Externally, the property offers large landscaped garden grounds to the rear with established planting. There is a paved seating area as you enter the garden from the house and a flat lawn area. To the front of the house, there is a beautifully maintained south-facing front garden, paved driveway which provides off-street parking for two cars. The driveway leads to a single garage with electricity.



THE LOCAL AREA

Nestled north of the Water of Leith to the West of Edinburgh, the exclusive village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands, with easy access to the Pentland Hills, rivers and reservoirs on your doorstep, it is hard to believe that Edinburgh city centre is only seven miles away.

The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce.

Currie is renowned for its top-ranking primary and secondary schooling.

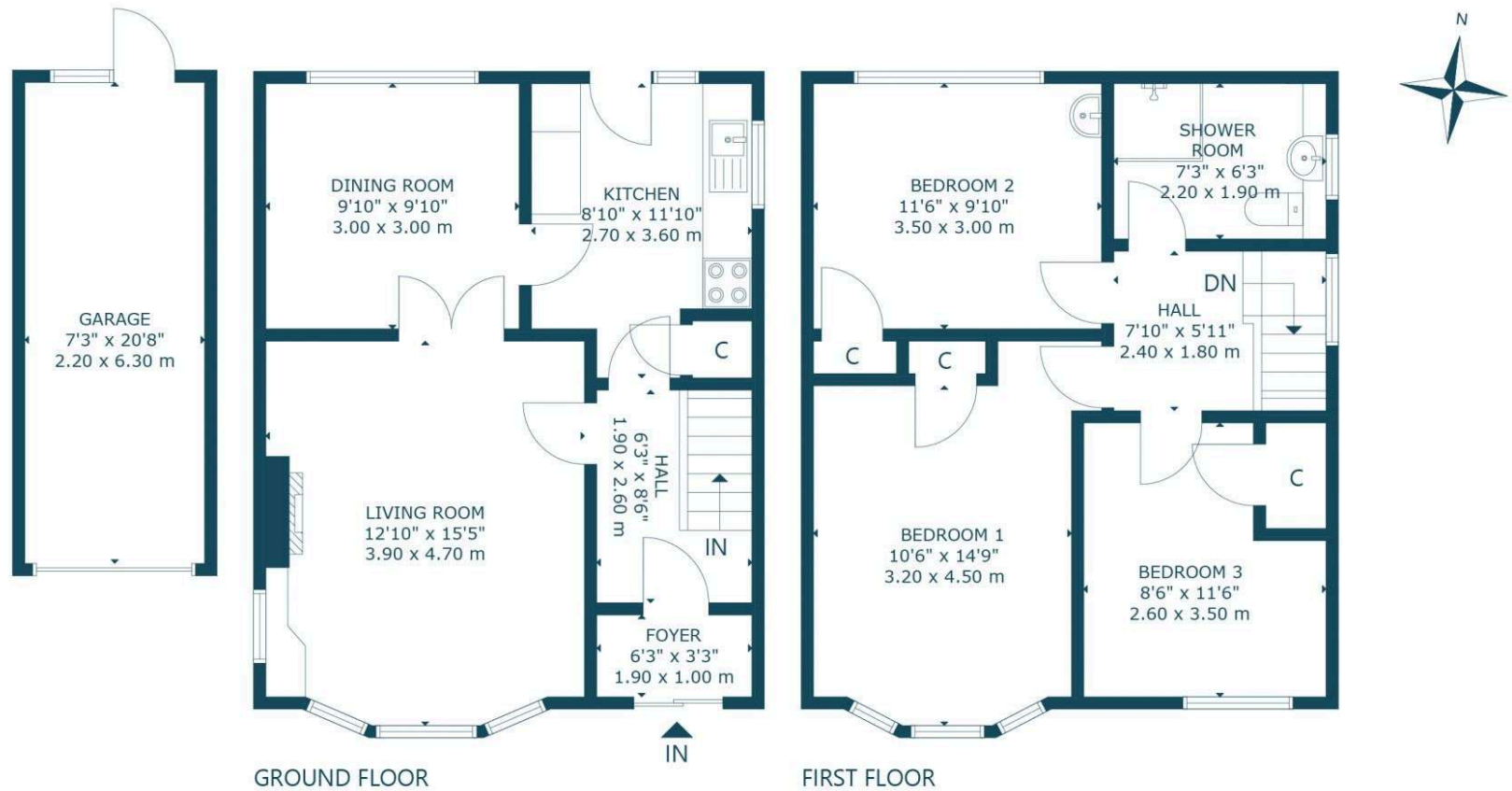
The area enjoys superb recreational, leisure and sports facilities including Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club. There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.

EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price, in addition to the garden shed.







GROUND FLOOR

FIRST FLOOR

7 BRYCE ROAD, CURRIE, EDINBURGH EH14 5LT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 990 SQ FT / 92 SQ M; GARAGE 151 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.