

**3 Pentland Place, Currie
Edinburgh, EH14 5QF**

OFFERS OVER £210,000



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- Stylish two-bedroomed semi detached villa
- Bright living/dining room
- Kitchen/family area
- Two double bedrooms and bathroom
- Double glazing and gas central heating
- Own garden to front and rear
- Popular estate near primary school
- EPC C

Description

This well presented semi-detached villa forms part of an established sought-after estate. The property has a pleasant outlook to front and rear and offers a practical internal layout (65sqm). The living/dining room features a large picture window to front and offers ample space for furniture. Modern wood effect cabinets line the kitchen which gives direct access into the rear east facing garden. Upstairs there are two double bedrooms (with integrated/fixed wardrobes) and a bright bathroom featuring a bath and wall-mounted electric shower. There is additional storage in the attic which is partially floored.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing, loft insulation and cavity wall insulation. The vendor holds guarantees for the recently replaced upstairs double glazing.

Location

The 'village' of Currie (now a suburb of Edinburgh) lies to the south west of the city, between Juniper Green and Balerno. It straddles the A70 some 6 miles from the City Centre and is well served by buses (including a nearby Park-and-Ride) & train networks. The property is close to Curriehill train station which is conveniently on the Edinburgh/Glasgow (via Shotts) line. It has a high school, primary school, local shops and other social amenities. Heriot-Watt University and the City By-pass are within a one mile radius.

Gardens and Drive

The property benefits from front and rear gardens which are well kept and easily maintained with modern paving to the rear and sides. The property also has a driveway to the front with a dropped kerb.

Extras

The sale price includes floor coverings, carpets and integrated appliances. The garden shed is also included in the sale.

Council Tax and EPC

The property lies in Council Tax band B and has a C rated Energy Performance certificate.

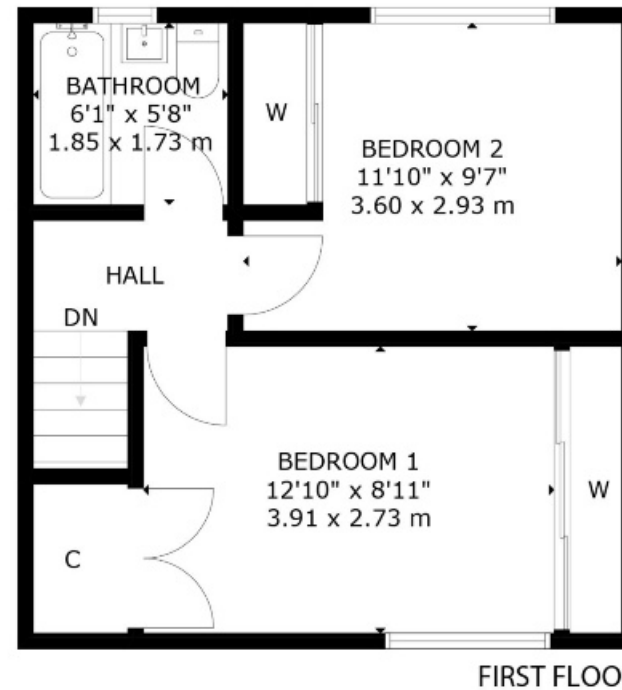
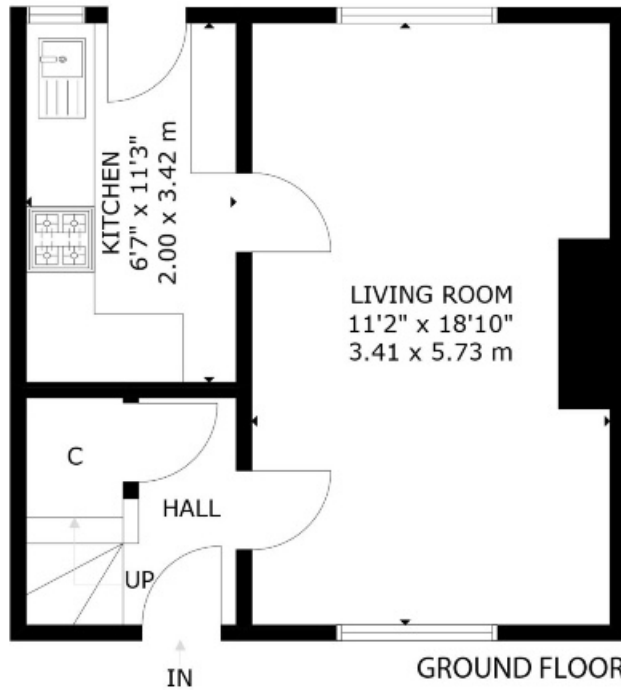
Home Report

The property has been valued by surveyors at £220,000 and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 229 3399 (0759 58 20611 out with office hours)





3 PENTLAND PLACE, CURRIE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 693 SQ FT / 65 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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