

4 Pentland View, Curriehill
Currie, Edinburgh, EH14 5QA

FIXED PRICE £180,000



drummondmiller



- Two-bedroomed end terraced villa on corner plot
- Bright living room and separate kitchen
- Two double bedrooms and bathroom
- Double glazed windows and gas central heating
- Requires full modernisation and numerous repairs
- Detached garage and enclosed corner garden
- Popular estate near primary school
- EPC D

Description

This 1960's end terraced villa is a great opportunity but only for buyers prepared to modernise and carry out essential repairs. It enjoys a south-facing aspect and far reaching views of the Firth of Forth. It is of substantial brick construction with a practical internal layout (64sqm). There is a living room and separate kitchen (requiring full replacement) on the ground floor. Both double bedrooms and the bathroom are found upstairs. The attic provides additional storage space.



Central Heating and Double Glazing
Gas central heating is complemented by double glazed uPVC windows.

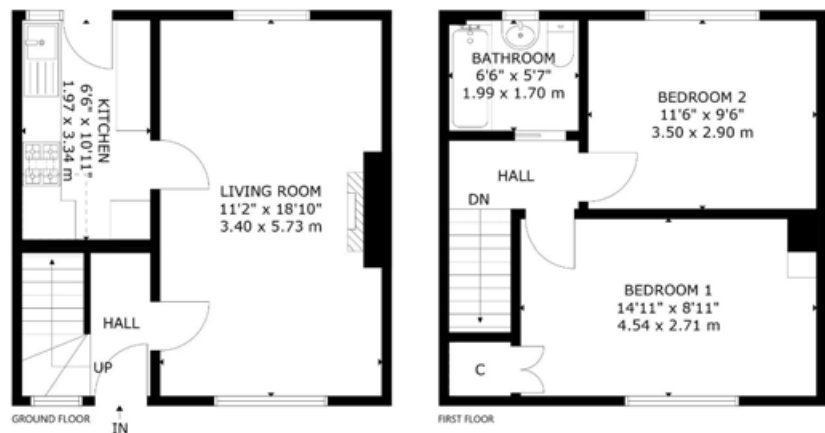
Garage, Drive and Garden
The property occupies an enclosed corner plot with a detached concrete garage and gated drive.

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

Location
4 Pentland View is located at the end of a row of only four on the popular Curriehill estate and yards away from a number of shops. 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 conveniently lies 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 whilst Edinburgh's City centre is only 5 miles away.

Home Report
The property has been valued by surveyors at £180,000 which already reflects the requirement for repairs and upgrading. The link to 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). kwilson@dm-property.com



4 PENTLAND VIEW, CURRIE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 690 SQ FT / 64 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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