










Offers Over
£325,000

35 Bryce Road

Currie | Edinburgh | EH14 5LP

This impressive, well presented semi-detached villa situated on a generous plot with private gardens, driveway and garage forms part of a quiet established residential area of Currie, close to good local day to day amenities, excellent schools and well placed for commuting. In move in condition this lovely home would make an ideal purchase for growing families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The hallway boasts a staircase and storage for convenience. Moving into the open plan reception/diner/kitchen area, you're greeted by a welcoming reception space featuring a wood burner. Through an open archway lies a spacious dining area leading to a modern kitchen equipped with wall and base units, integrated appliances, a breakfast bar, and a glass rear door, all complemented by sleek solid wood flooring throughout. Ascending to the upper level, you'll find a generously sized bedroom with triple aspect windows offering views of the rear garden, another double bedroom with neutral decor and ample storage, and a smaller double bedroom boasting laminate flooring and additional storage. The bathroom features a contemporary white three-piece suite, complete with a dual thermostatic shower over the bath, wall panels, vanity storage, and a heated chrome towel rail. Further benefits include gas central heating, double glazing and partially floored attic.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances (hob, two ovens, dishwasher washing machine and fridge/freezer) and fitted floor coverings.

Gardens, Garage & Driveway

The property boasts a spacious driveway capable of accommodating multiple vehicles with ease, offering ample parking space for residents and guests alike along with a front lawn with shrubs. Additionally, there is a convenient garage providing further storage options, ensuring practicality and versatility. Beyond the driveway lies an enclosed rear garden, providing a serene retreat with its lush lawn and charming patio area.

Viewing

Please contact Neilsons on 0131 625 2222.



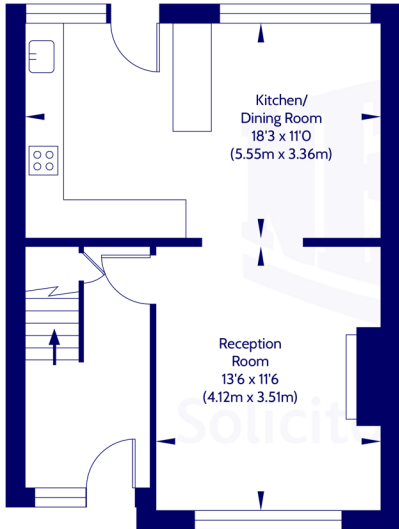


Location

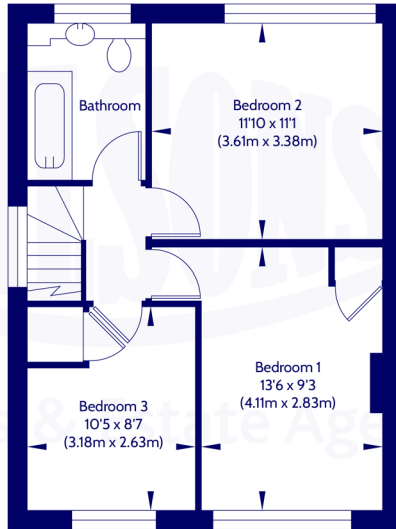
The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Excellent schooling is available at all levels with a range of local retailers catering to day to day shopping requirements. Larger supermarkets can be found nearby together with a huge range of specialist retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available nearby including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.



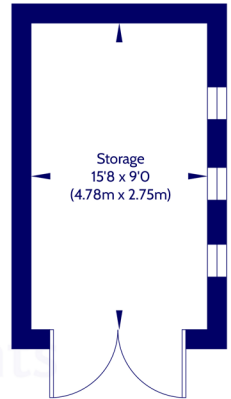
Approx. Gross Internal Floor Area 83.7 Sq M / 901 Sq Ft.



Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

