










Offers Over
£320,000

17 Tweedie Lane

Currie | Edinburgh | EH14 5NJ

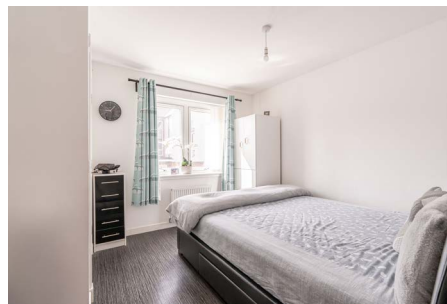
This lovely 3 bedroom terraced villa with private gardens and allocated parking space, forms part of an exclusive modern cul-de-sac development in the highly regarded Currie district of the city, close to many local amenities and transport links and within walking distance of the reputable local primary and secondary schools.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Garden
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band – E



Description

Offered to the market in true move-in condition, this fine family home provides stylish, generously proportioned accommodation throughout and merits internal viewing to be fully appreciated. In brief the property comprises; entrance hallway with staircase leading to the upper floor and door providing access to the sizeable lounge, which enjoys a sunny aspect to the front and benefits from an understair storage cupboard. The kitchen/diningroom is located off with window and door to rear garden. The kitchen is fitted with ample wall and base units with built-in gas hob, separate electric oven with integrated fridge freezer, dishwasher and washing machine. Ample space for dining table and chairs. Completing the downstairs accommodation is a handy two piece WC apartment. Upstairs landing provides further storage provisions including a part floored attic with power supply, accessed via Ramsay ladders. The front-facing principal bedroom benefits from built-in wardrobes and en-suite shower room with luxury Rainfall shower unit. The two remaining bedrooms afford delightful open views to the rear and the family bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (fridge freezer, washing machine and dishwasher). It should be noted that the free-standing wardrobes in bedroom 2 can be included in the sale if desired.

Gardens and parking

There is a private garden located to the rear with paved patio and lawn. The garden shed shall be included. For the car owner, an allocated parking space is located to the front.

Factors

Ross & Liddle are the Factoring Agents for the development to which a fee of approx. £65 is payable ½ yearly for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





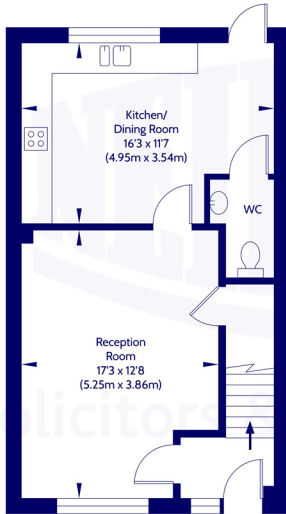
Location

The property is located within the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.

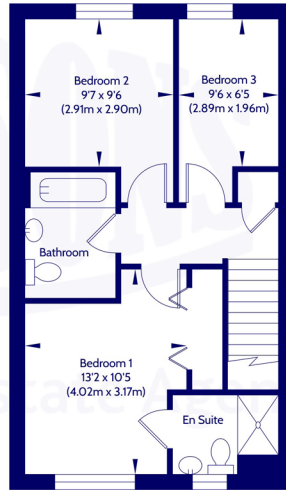




Approx. Gross Internal Floor Area 88.45 Sq M / 952 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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