










Offers Over

£275,000

85 Weavers Knowe Crescent

Currie | Edinburgh | EH14 5PP

A fantastic opportunity has arisen to purchase this spacious semi-detached villa with extensive private gardens and driveway situated in the established residential area of Currie, close to good local day to day amenities and well placed for commuting. The property would now benefit of some upgrading/modernisation and would undoubtedly appeal to families and professionals.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with useful under stair storage, light and airy dual aspect reception/dining room with electric fireplace, fitted kitchen with door accessing rear garden, good sized principal bedroom with fitted wardrobes/ cupboard, two further well proportioned bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and attic space providing further storage space.



Extras

All fitted floor coverings will be included in the sale together with the cooker and washing machine.

Gardens & Driveway

A real feature of this property is the superb garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn creating the ideal environment for children to play and to enjoy outside dining/relaxing. The large hut will also be included in the sale. To the front lies well maintained garden grounds together with a long driveway providing off-street for multiple vehicles.

Viewing

By appointment through Neilsons 0131 625 2222.





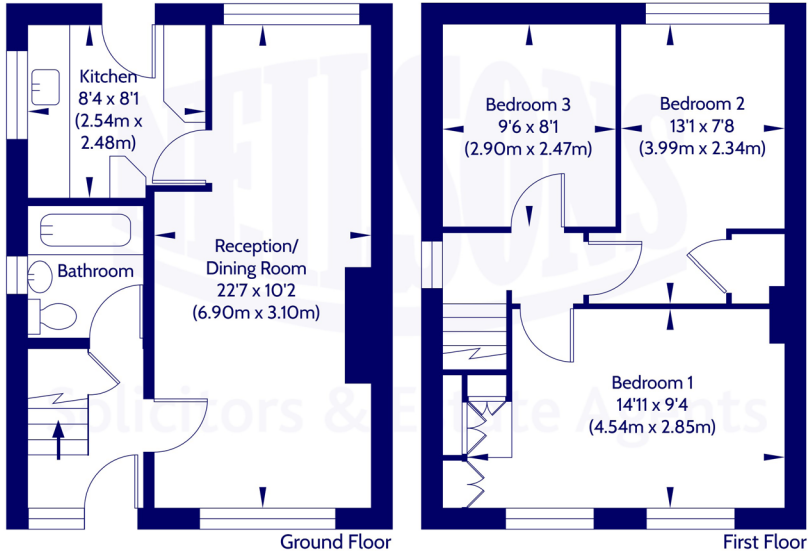
Location

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 67.58 Sq M / 727 Sq Ft.



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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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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

