



Offers Over
£235,000

3 Forthview Avenue

Currie | Edinburgh | EH14 5RA

Rarely available, two bedroom semi-detached home located in the popular residential area of Currie. Close to local amenities and excellent transport links, the property has been upgraded by the present owner, offering well proportioned accommodation with modern interiors and is sure to be well received by the market.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Front and rear gardens
-  Driveway
-  EPC rating – B
-  Council tax band - C



Description

In true move in condition, the property is laid out over two levels. You enter into a welcoming hallway where there is understairs storage and a glazed door leads into a fantastic open plan lounge / dining / kitchen area, ideal for both relaxing and entertaining. The lounge has a gas fire and fireplace, and the stylish kitchen has sleek wall and base units with co-ordinated worktops and French doors to the garden.

A carpeted staircase leads to the upper floor where there is a principal bedroom with built in wardrobes and a storage cupboard, bedroom 2 with a built in wardrobe, and a modern shower room with overhead rainfall shower. There is also a partially floored attic accessed via a Ramsay ladder.

The property further benefits from gas central heating, double glazing and fitted shutters in the lounge and bedroom one.



Extras

All fixtures and fittings are included in the sale along with the 5 ring gas hob and electric oven, washing machine and integrated fridge/freezer and dishwasher.

Gardens & Parking

A front garden welcomes you to the property and to the rear is a fully enclosed and easy maintenance garden with astro turf lawn and decking, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking and on street parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





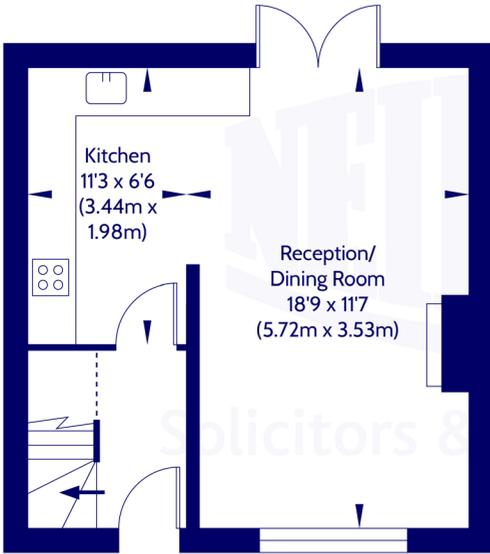
Location

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 and a range of local retailers cater for day to day shopping requirements. Larger supermarkets can be found nearby together with a range of specialist retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.

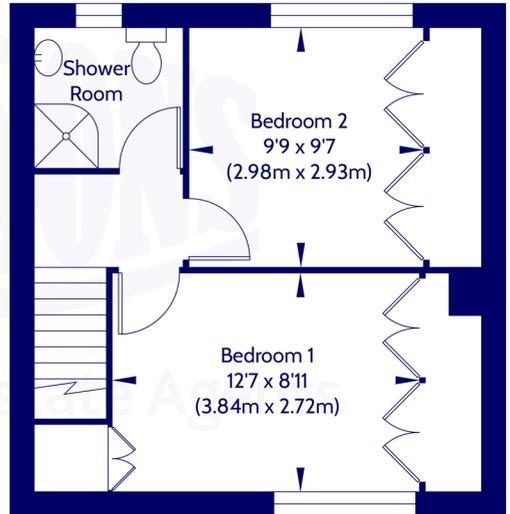




Approx. Gross Internal Floor Area 63.69 Sq M / 686 Sq Ft.



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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