










Offers Over
£375,000

42 Riccarton Crescent

Currie | Edinburgh | EH14 5PA

This impressive, well presented detached villa situated on a generous plot with private gardens, driveway and garage forms part of the quiet, established residential area of Currie, close to good local day to day amenities and well placed for commuting. In move in condition this lovely home would make an ideal purchase for the 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 attractive accommodation in brief comprises; welcoming hallway with useful under stair storage, light and airy reception room with feature fireplace, semi-open plan dining room with sliding doors accessing rear garden, and stylish modern fitted kitchen with ample wall and base units with rear door. Finally, to the upper level you will find a well-proportioned principal bedroom with fitted cupboard, good sized second double bedroom, third bedroom single with fitted cupboard and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed December 2020) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, fridge/freezer and dishwasher.

Gardens, Garage & Driveway

The superb fully enclosed rear garden has been landscaped to create a wonderful space offering a safe haven for children to play, and perfect for outside dining/relaxing. There is a paved area accessed directly from the kitchen and diningroom with steps leading to a neat lawn and patio area. The splendid decked area to the top of the garden offers the most striking panoramic views over countryside towards the bridges. The easily maintained front garden is laid to pebble beds and a driveway leads to the garage which has light, power points, and water supply.

Viewing

By appointment through Neilsons 0131 625 2222.





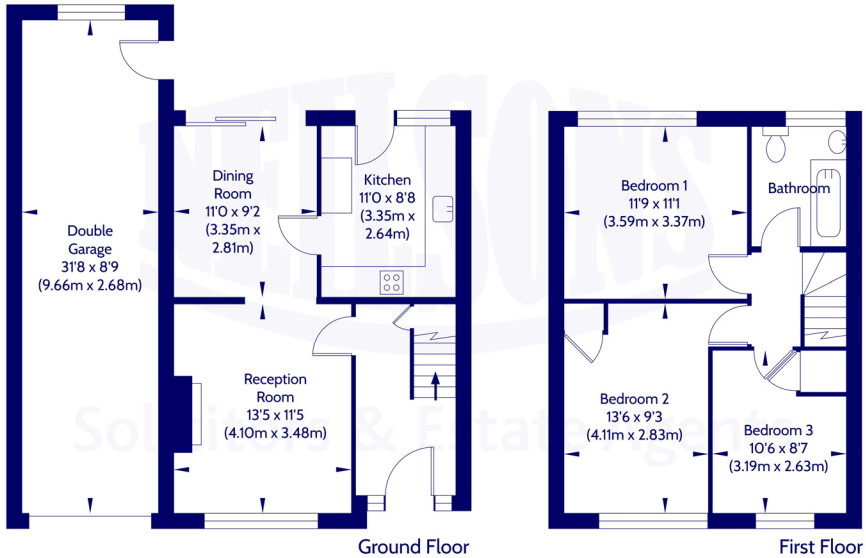
Location

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 85.38 Sq M / 919 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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