










Offers Over

£250,000

26 Currievale Park Grove

Currie | Edinburgh | EH14 5XA

A three-bedroom semi-detached home quietly situated in the popular village of Currie which lies to the south west of the City Centre. Located close to local amenities and transport links, and benefitting from a private rear garden and driveway, this property is sure to appeal to first time buyers, professionals and families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Rear garden
-  Driveway
-  EPC rating – D
-  Council tax band- D



Description

The accommodation is laid out over two levels with downstairs briefly comprising of a naturally lit entrance vestibule, a bright lounge with stairs leading to the first floor, a fitted kitchen with a range of wall and base units and a door to the rear garden, and a conservatory which also leads out to the garden.

Moving upstairs there are two double bedrooms, one of which has built in wardrobes, a single bedroom/study, and a fully tiled bathroom with a white suite and overhead rainfall shower.

Externally there is a garden room with power and light which would lend itself to a variety of uses including an ideal working from home space.

The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings are included in the sale along with the electric oven and hob, fridge/freezer, washing machine and garden shed.

Gardens & Parking

To the side is a large area of decking and to the rear is a fully enclosed garden with easy maintenance astro turf and a patio area, offering an ideal space for 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 also available.

Factoring

The common garden grounds around the development are maintained at a cost of approximately £30 per year, payable to the Currievale Park Grove Residents Association.

Viewing

By appointment through Neilsons (0131 625 2222).





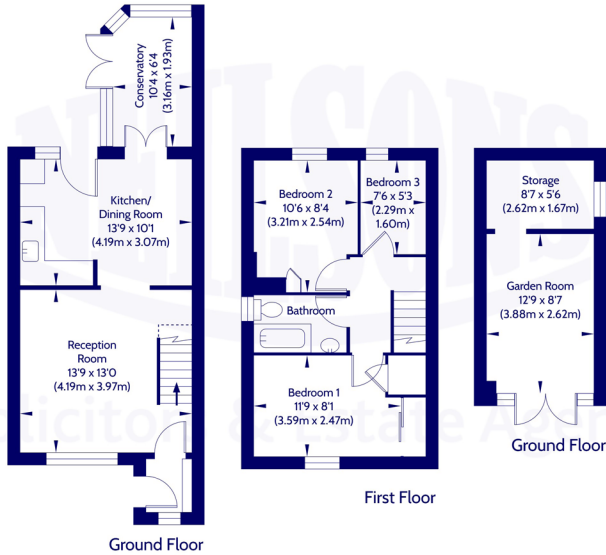
Location

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 for day to day shopping requirements. Larger supermarkets can be found nearby together with a range of 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 68.4 Sq M / 736 Sq Ft.



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

