



Currie, Edinburgh

96 CURRIEVALE DRIVE, CURRIE, EDINBURGH EH14 5RW

Recently upgraded and redecorated, to form an attractive two bedroom, end terraced villa situated within generous mature gardens, and benefitting from a single garage. Located in the popular village of Currie, close to many local amenities.



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2



1



DESCRIPTION

Attractive bright and spacious end terrace villa situated on a generous plot with well-tended private gardens to the front, side and rear. The accommodation comprises:

- Entrance Vestibule
- Bright and spacious lounge with an abundance of natural light provided by the large picture window to the front overlooking the landscaped front garden. To the rear there is an open plan staircase leading to the upper floor.
- The newly installed kitchen is situated to the rear of the property and overlooks the beautiful, mature garden. It is a bright room with a good range of fitted units with ample room for a dining table and chairs and a door giving access to the rear garden.
- Upstairs the landing, which houses a useful storage cupboard, gives access to all rooms.
- There are two double bedrooms, the master bedroom is to the front and has generous fitted wardrobes. The second double bedroom is to the rear and benefits from glorious views to the Forth Bridges and beyond.
- The shower room has a window giving natural light and a large shower cubicle. There is partial wall tiling as well as wall panelling.
- Gas Central Heating and Double Glazing have been installed.
- Single Garage

Externally, the property enjoys a generous plot with beautiful private gardens to the front, side and rear. The rear garden has a decked area and an abundance of mature plants, shrubs and trees.

LOCATION

Nestling beneath the Pentland Hills on the outskirts of Edinburgh,

the village of Currie, lies in a semi-rural location approximately 6 miles to the southwest of Edinburgh city centre. The location offers excellent recreational facilities being surrounded by beautiful countryside, easy access to the Water of Leith Walkway, Pentland Hills Regional Park and access to the city's cycle path network. Currie also benefits from good local amenities, and an enviable community spirit. In Currie, there are fabulous places to socialise, eat and drink sitting alongside small local shops. A short drive away are the Gyle and Hermiston Gait shopping centres with a variety of high street stores and supermarkets. It is no surprise that it is an area popular with people who enjoy living in the city but also enjoy easy access to the countryside and open spaces

The area has a very good public transport service with regular bus services running to and from Edinburgh as well as to the Gyle centre being joined by train services to both Edinburgh and Glasgow from Curriehill Station. Currie is also within easy reach of Edinburgh City bypass and thus the national motorway network and Edinburgh International Airport. There are useful park and ride facilities at nearby Hermiston and Ingliston. The area is well known for its excellent schooling at all levels with Heriot Watt Riccarton Campus also being within walking distance.

EXTRAS

Most of the appliances are brand new. The hob, oven, fridge, freezer, tumble dryer and dish washer are all included in the sale.

COUNCIL TAX BAND

Band C

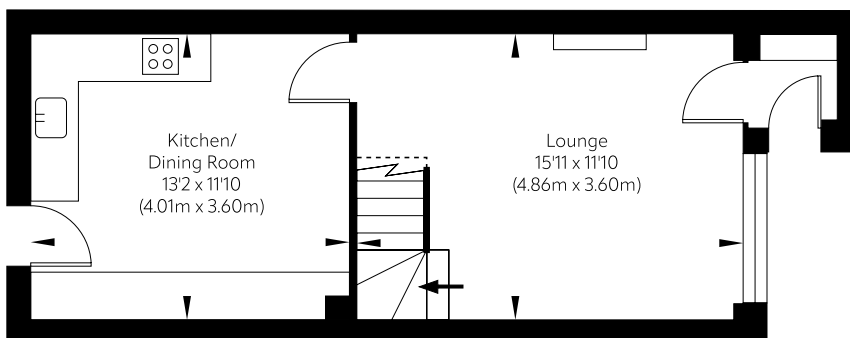
VIEWINGS

By appointment with Agents: Tel: 0131 467 7550

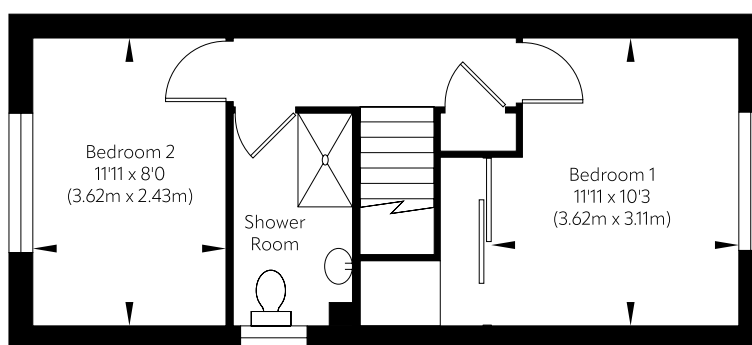




Approx. Gross Internal Floor Area 65.74 Sq M / 708 Sq Ft.



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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