





## 38 Forthview Crescent, Currie, EH14 5QU

### Description

Well maintained, extended two-bedroom end terraced villa situated on a generous corner site within a quiet cul de sac. The property has mature private landscaped front and rear gardens, with a south facing rear garden. It also has gas central heating and double glazing.

The accommodation comprises:

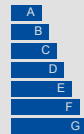
- Entrance hall with carpeted staircase with storage beneath
- Spacious living/ dining room with fitted carpet, gas fire with back boiler and serving hatch
- The kitchen is fitted with a range of cream shaker style units with laminate worktops with inset stainless steel sink, and appliances including Neff gas hob with extra extractor hood, Neff double oven, washing machine, dryer, fridge and freezer
- Downstairs WC with wash basin
- Shower room fitted with wall board / multi panel, WC, pedestal wash basin and corner shower enclosure with electric shower
- Front facing double bedroom with walk-in wardrobe and storage cupboard
- Good sized rear facing double bedroom with fitted wardrobes and storage cupboard



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

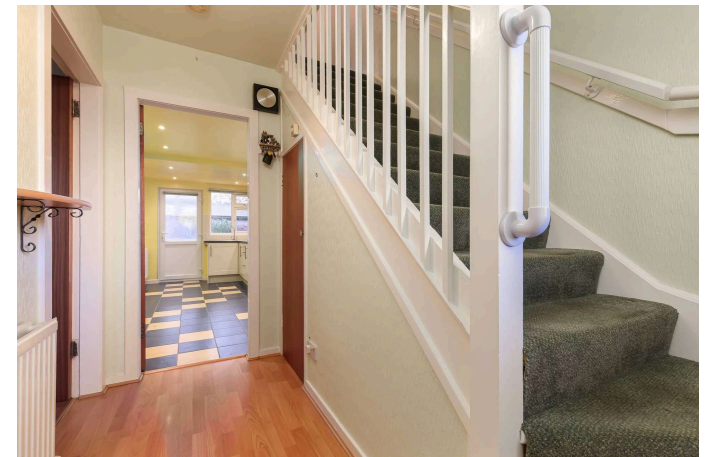


EPC RATING  
D



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We offer free market appraisals on request



### Location

Currie is a popular area on the south west outskirts of Edinburgh. It has a thriving local community and is a popular choice with families, particularly given the choice of excellent schools available locally. Given its semi-rural location, an outdoors lifestyle can easily be enjoyed there. There are many pleasant walks to be found nearby. It is also close to a number of well regarded golf courses including Dalmahoy and Kingsknowe. It is well located for the commute west with excellent road links and is only 20 minutes from Edinburgh City Centre by car.

### Outside & Gardens

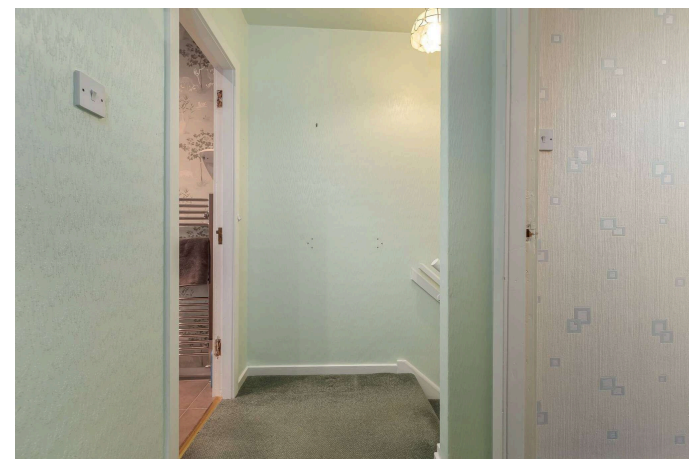
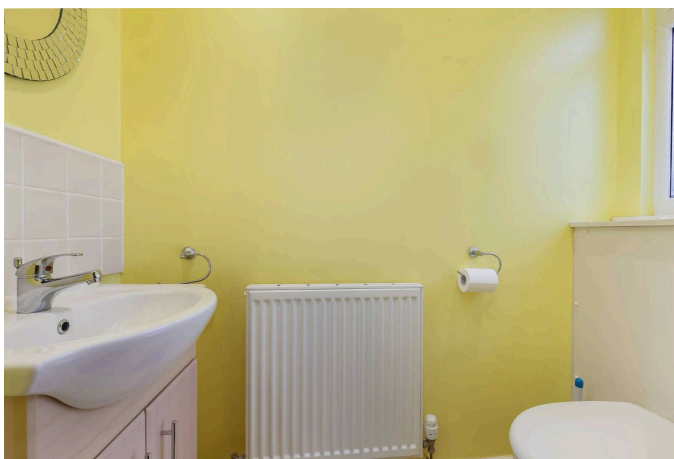
The front and back gardens are pleasantly landscaped. The rear garden also has a sunny south facing aspect.

### Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.









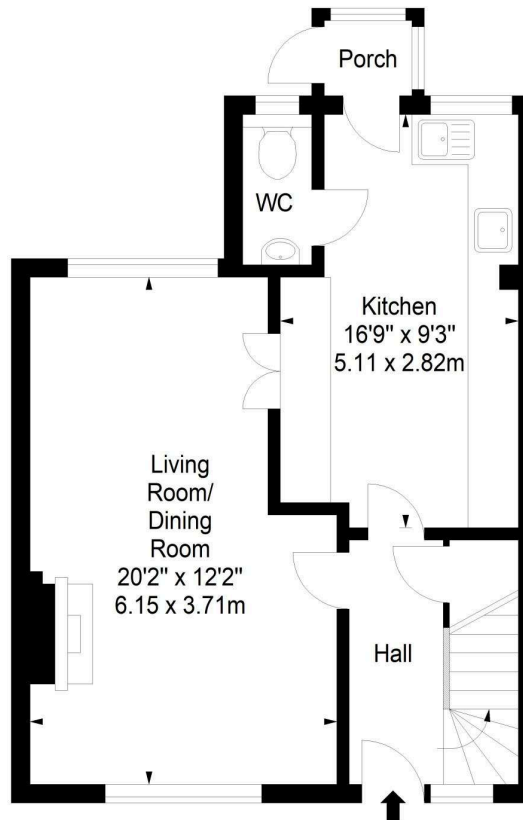




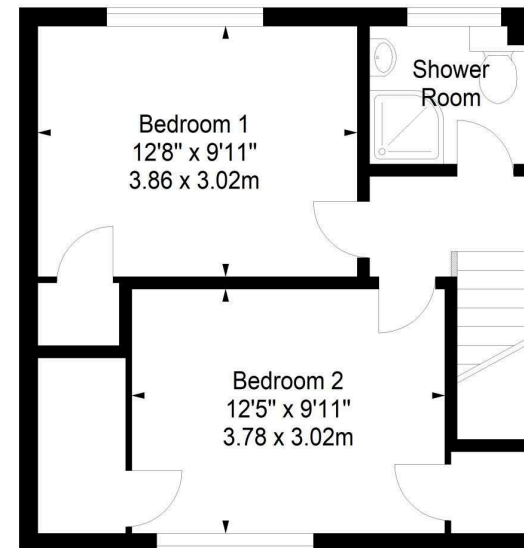
Forthview Crescent,  
Currie,  
Midlothian, EH14 5QU



Approx. Gross Internal Area  
875 Sq Ft - 81.29 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

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