



Currie, Edinburgh

42 THOMSON ROAD, CURRIE, EDINBURGH EH14 5HW

Generously proportioned, bright, spacious, three bedroom semi-detached house with single garage, benefitting from an elevated position with far-reaching views. The property further benefits from a lovely sunny south facing garden.



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DESCRIPTION

This Semi-detached property although requiring some modernization has tremendous potential and gives any purchasers the opportunity to upgrade and design the interior to their own specification.

- Entrance Vestibule
- Hall with Cupboard under Stairs
- Bay-Fronted Sitting Room
- Adjoining Dining Room
- Fitted Kitchen with Garden Access
- First Floor Landing
- Spacious Principal Bedroom with Far Reaching Views
- Two further Bedrooms
- Family Bathroom
- Central Heating
- Double Glazing
- Sunny South-Facing Garden
- Single Garage
- Off-Street Parking

LOCATION

Currie is a popular village located to the west of the city nestling under the Pentland Hills. The area and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops, services and authentic and well known gastro pubs. The Gyle Centre and Hermiston Gait are a short drive away offering a multitude of high street stores and shops.

Excellent recreational facilities can be found close by which include Baberton golf course, beautiful walks by the Water of Leith, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. For families, the lovely open spaces of Muir Wood Park and Bloomiehall Park with their playgrounds are nearby. The area is served by highly regarded nursery, primary and secondary education.

The property is a short walk to access frequent buses to the city centre along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Hermiston Park and Ride is nearby for those who wish to travel into Edinburgh City Centre. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, the Airport and Queensferry Crossing. Heriot Watt University at Riccarton, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance. It is no surprise that the location is popular with people who enjoy living in the city but also enjoy easy access to open spaces.

EXTRAS

Light fittings, curtains, blinds, floor coverings, oven, fridge freezer, dishwasher and washing machine are included in the sale.

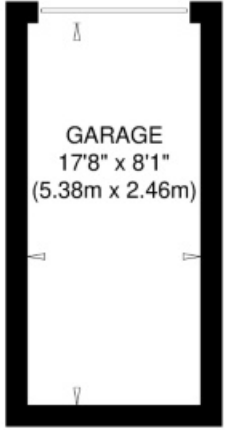
COUNCIL TAX BAND

Band E

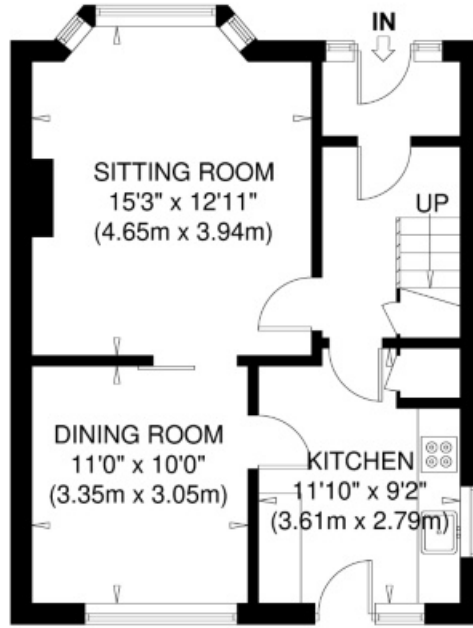
VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550

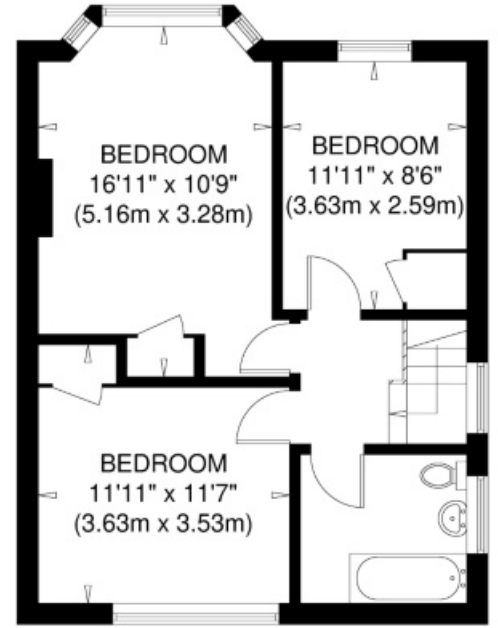




GARAGE
GROSS INTERNAL
FLOOR AREA 13.2 SQ M / 142 SQ FT

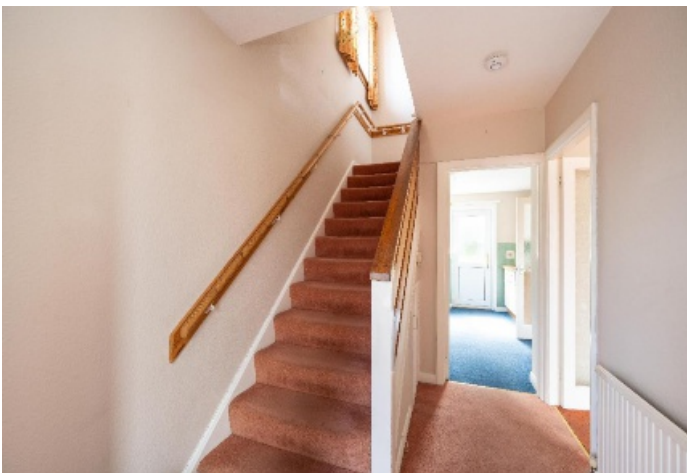


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 47.4 SQ M / 510 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 47.4 SQ M / 510 SQ FT

THOMSON ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 94.8 SQ M / 1020 SQ FT
GARAGE = 13.2 SQ M / 142 SQ FT
TOTAL = 108 SQ M / 1162 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.