

17 Nether Currie Crescent

CURRIE, EDINBURGH, EH14 5JJ



An extended four-bedroom family home in Currie with superb open plan living, a large garden and excellent attic conversion potential



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McEwan Fraser Legal is delighted to present this extended four-bedroom semi-detached house, set within the highly desirable area of Currie. Immaculately presented throughout, this superb family home offers generous and flexible accommodation with a layout that flows seamlessly, perfectly suited to modern living.

THE LIVING / DINING ROOM



The ground floor is particularly impressive, centred around a large open-plan living and dining room which creates a bright and sociable space for both everyday family life and entertaining.

THE KITCHEN



The kitchen sits just off this area, thoughtfully positioned to connect the space while maintaining its own defined zone. A further public room is located just off the kitchen, offering excellent versatility as an additional sitting room, playroom or home office.

The ground floor accommodation is completed by a contemporary shower room with WC, adding convenience and practicality.



THE SITTING ROOM



THE SHOWER ROOM





Upstairs, there are four well-proportioned bedrooms, all presented to a high standard, along with a family bathroom. The property also benefits from a substantial attic space, offering excellent potential for conversion into an additional bedroom or living area, subject to the appropriate planning permissions.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



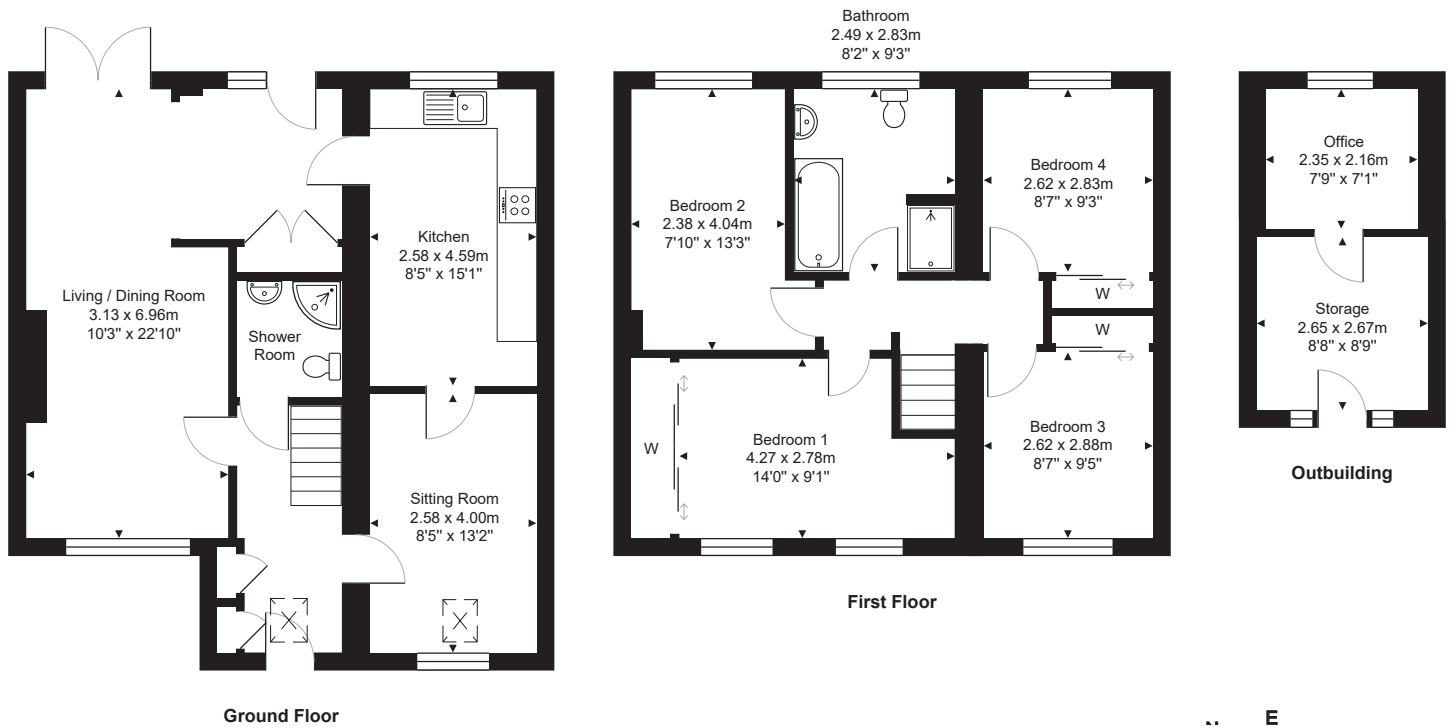
Externally, the home boasts a large rear garden, providing a fantastic outdoor space for families, entertaining or relaxing. Further benefits include gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.

This outstanding property offers the perfect balance of space, style and flexibility in a sought-after location, close to excellent schools, local amenities and transport links. Early viewing is highly recommended.

EXTERNALS

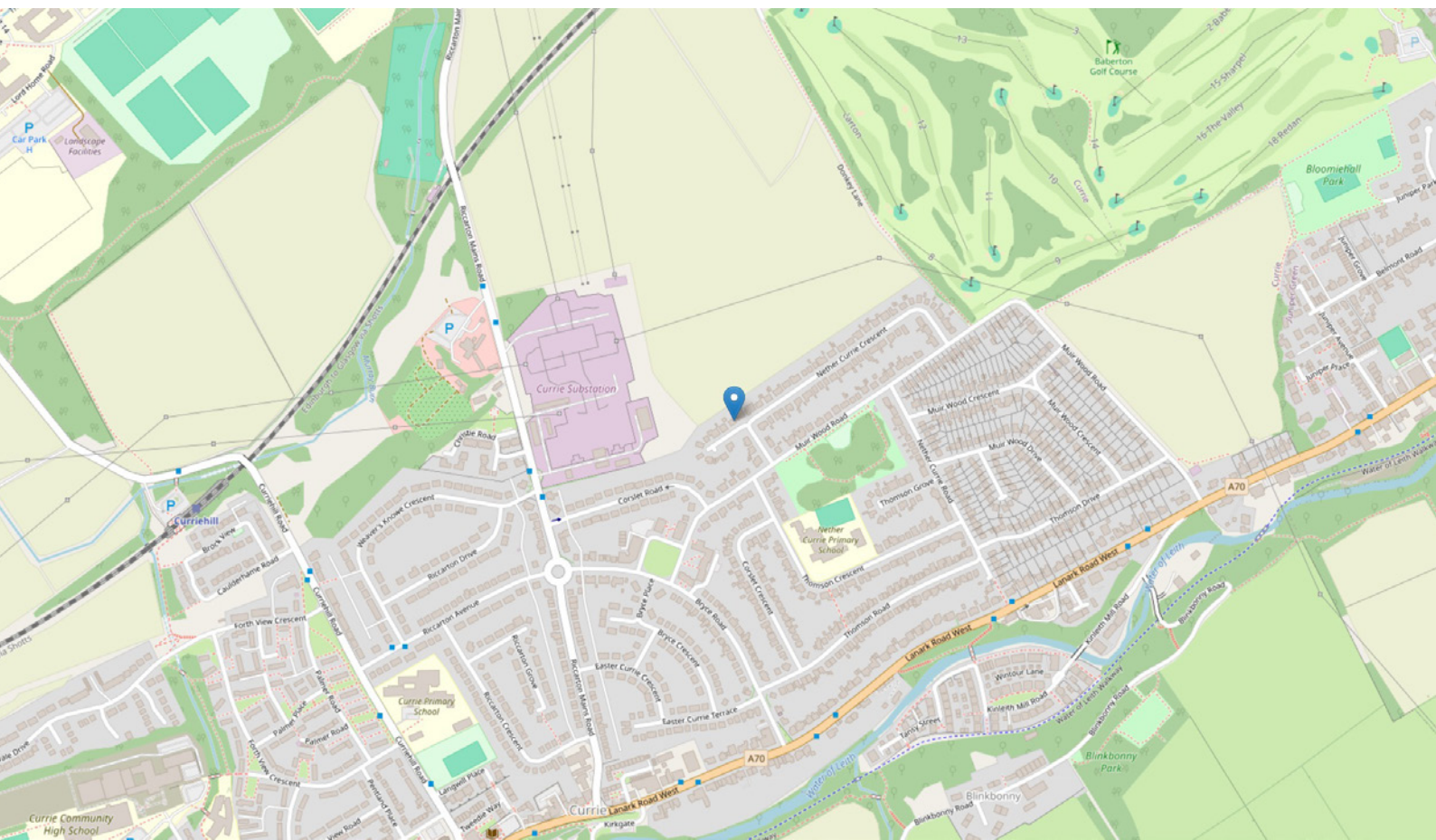


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: C



THE LOCATION

Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only 7-8 miles from Edinburgh city centre. It has a strong community spirit and a very good selection of local amenities, including a Post Office, chemist, bars, butcher, newsagent and a bank, with more available in nearby Balerno, Juniper Green or at the South Gyle. It has excellent schools and is in the current catchment area for Currie Primary and Currie High Schools, and Heriot-Watt University is only a few minutes' drive away.





There are excellent transport links with Currie Railway Station providing regular services into Edinburgh, there is a Park and Ride at Riccarton, and there are bus services to Balerno and Edinburgh from the main road. Currie is also well placed for access onto the city bypass and hence onto the motorway network across central Scotland.

There are a number of golf courses nearby, including Baberton Golf Club and Mallyen Gardens, the Pentland Hills, Hillend Snowsports Centre and pleasant walks along the Water of Leith offer great scope to those who enjoy outdoor life.



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THE SUNDAY TIMES
THE TIMES



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