




McEwan Fraser Legal

Solicitors & Estate Agents

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Part
Exchange
Available

40 Thomson Drive

CURRIE, EDINBURGH, EH14 5EX



"Be less curious about people and more curious about ideas"

Marie Curie

The Location

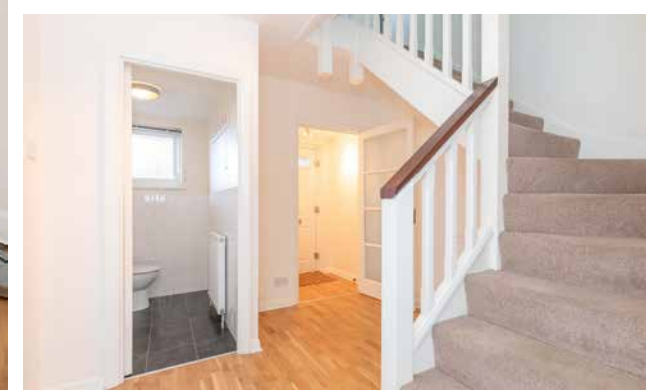
Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only seven miles from the city centre itself. It has a strong community spirit and a very good selection of local amenities including a Post Office, chemist, bars, a butcher, a newsagent, with more available in nearby Balerno, Juniper Green or at the Hermiston Gait and Gyle shopping centres. It has excellent schooling and is in the current catchment area for Currie Primary and Currie High School. Heriot-Watt (2.9 miles) and Edinburgh Napier Universities (4.5 miles) are also close at hand.

The area features excellent transport links with Currie Railway Station providing regular services to Edinburgh. There is also a Park and Ride service at Riccarton and a regular 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 also a number of golf courses nearby including Baberton Golf Club and Malleny Gardens. The Pentland Hills, Hillend Snowsports Centre and pleasant walks along the Water of Leith are very close by.



The Property

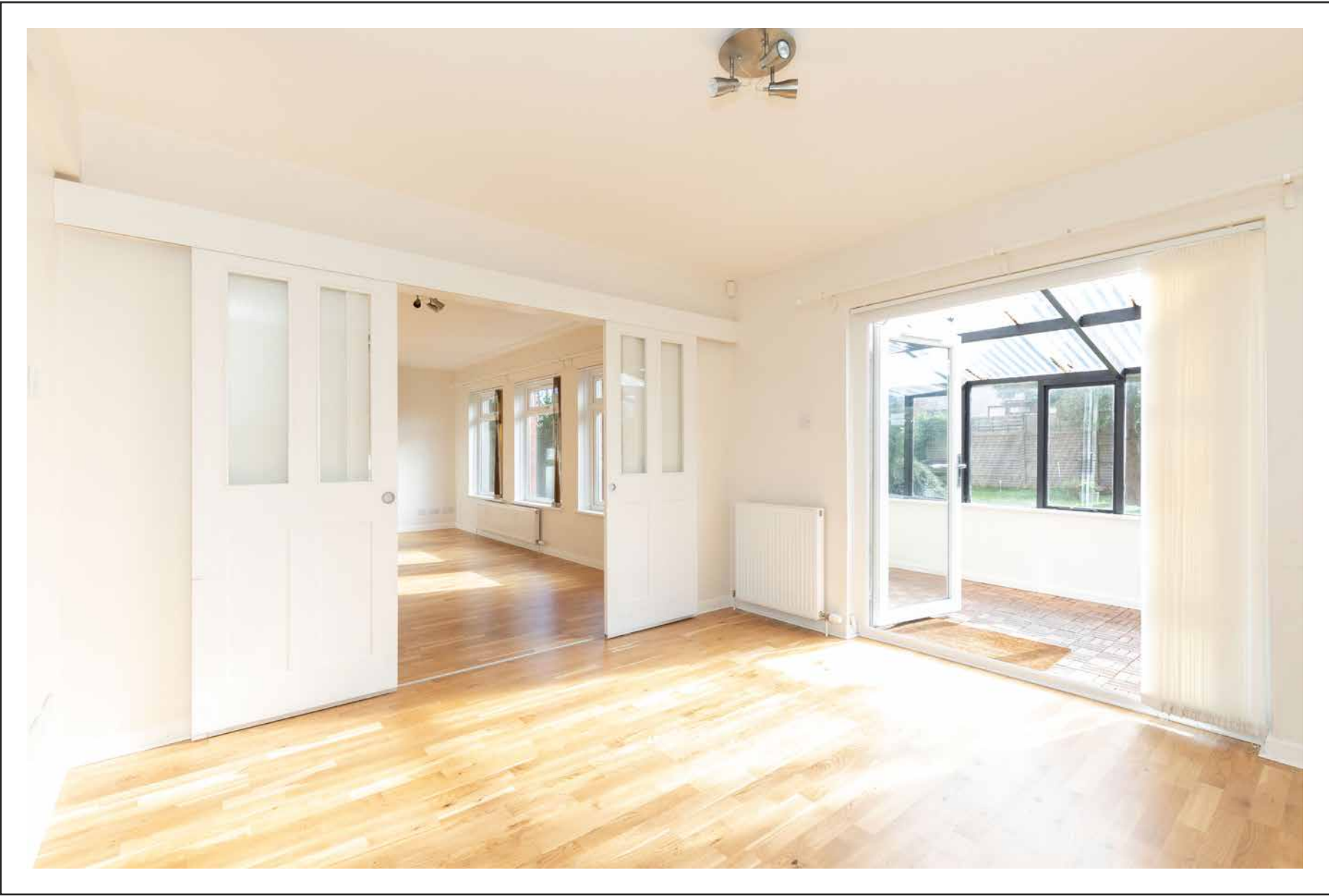
McEwan Fraser is delighted to present this superb four bedroom detached house to the market. Located in a quiet residential street in Currie, the property is presented in excellent internal order and is a real blank canvas for an incoming purchaser. Accommodation comprises a very generous reception room, dining room, ample kitchen, sunroom, four double bedrooms including en-suite master, family bathroom and integral garage. The property has been extensively upgraded in recent years with cavity wall insulation, a full re-wire, new radiators, new central heating system, new kitchen and new bathrooms. Internal inspection is an absolute must to fully appreciate the quality and proportions on offer.



Internal accommodation is focused towards a fantastic lounge which overlooks the rear garden. With around 20m² of floor space, neutral decor and Natura engineered wood flooring, the lounge offers tremendous flexibility and can be readily adapted with a variety of different furniture configurations. Sliding doors separate the lounge from the dining room which itself opens into the sun room.

The dining room can happily accommodate an eight seat table and associated free standing furniture. The kitchen comprises a good range of white gloss base and wall mounted units which give plenty of prep and storage space for the aspiring chef. Gas hob and electric oven are integrated and further space is provided for a range of free standing appliances.

Ground floor accommodation is completed by a wide hallway which includes an entrance vestibule, under-stair storage and a WC.



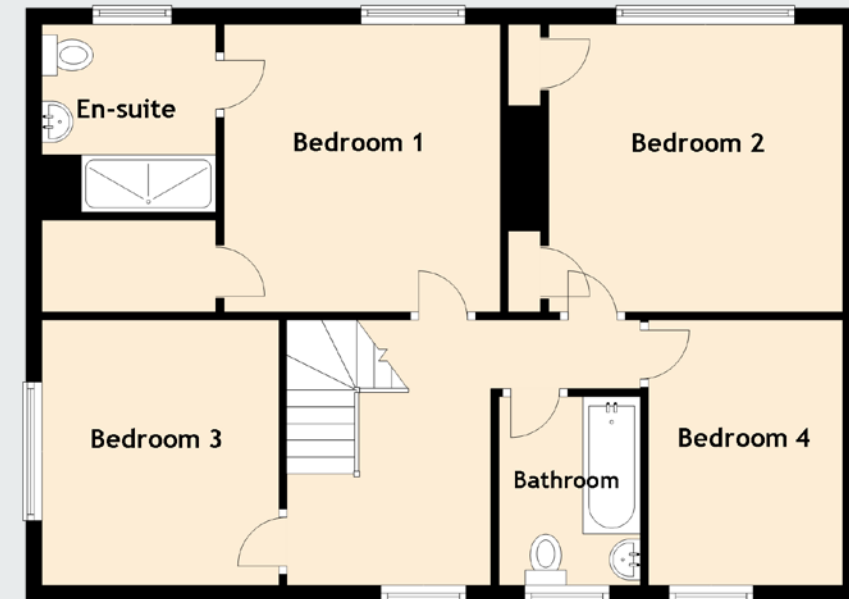
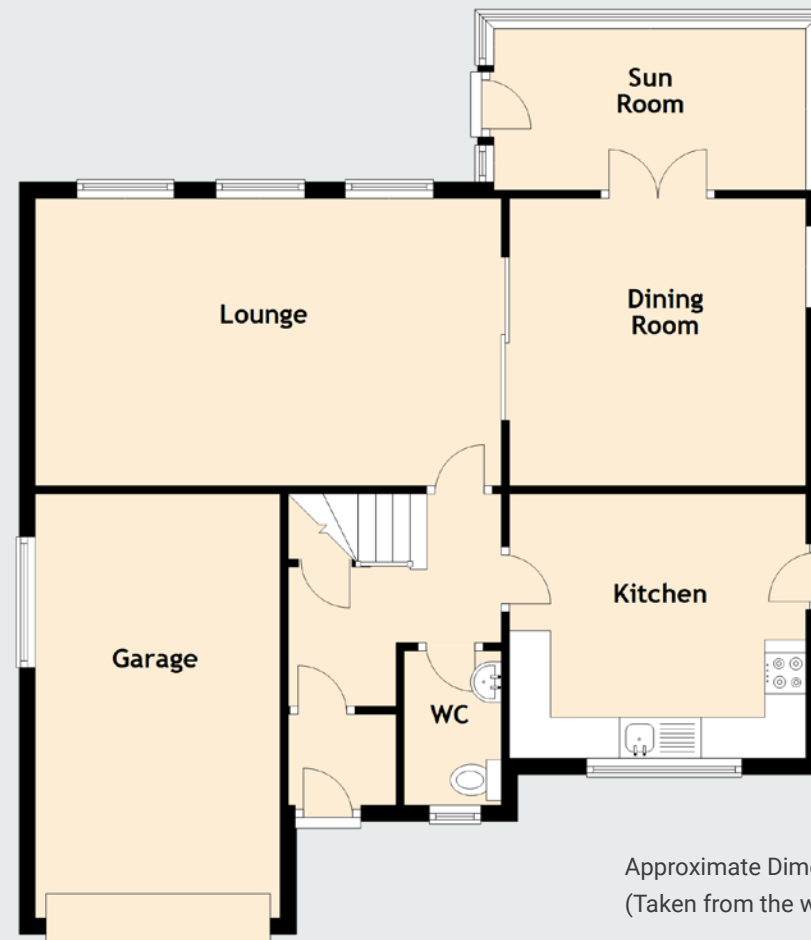
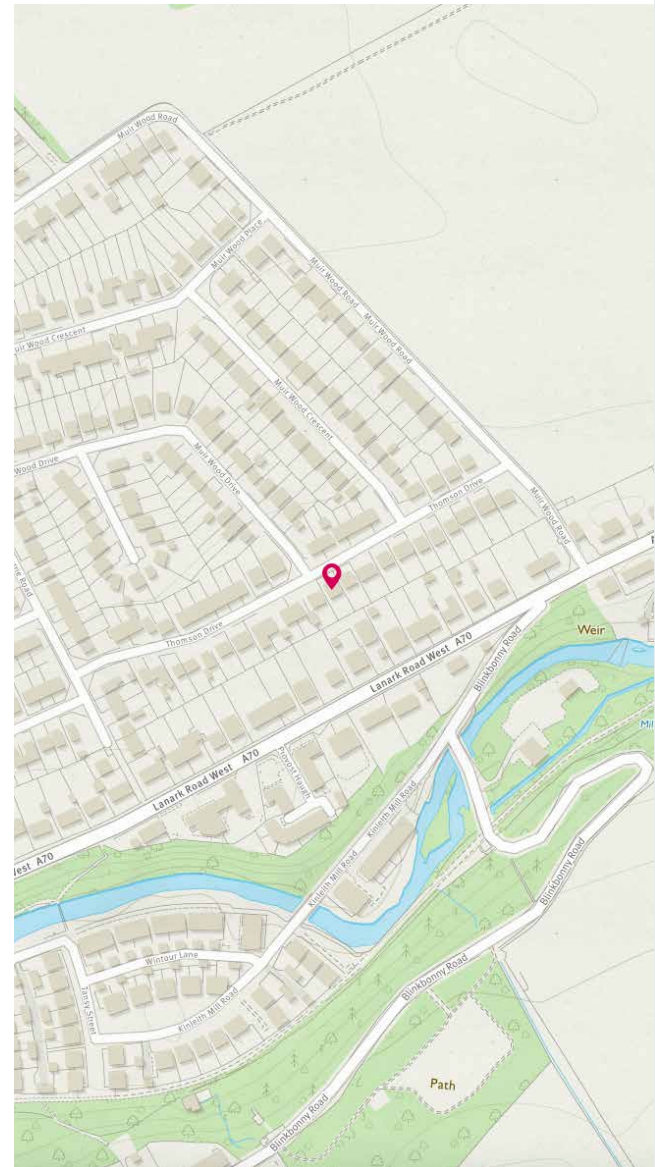
Climbing the stairs, the first floor landing in naturally bright and gives access to all four double bedrooms, family bathroom and a large loft space for additional storage. The master bedroom is an ample rear facing double, neutrally finished, with a large integrated wardrobe and an en-suite shower room. All three further bedroom are well proportioned doubles. The family bathroom is partially tiled and boasts a three piece white suite with shower over bath.

Karndean flooring has been fitted in the kitchen, bathroom, en-suite and WC. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the front of the property boasts a driveway and an integral garage alongside defined, mature flower beds. To the rear, there is an extensive mature garden which will be a wonderful asset for a young family. The rear garden also enjoys a southerly aspect, sunny all day in the summer months.

This property is a tremendous family home and is available to the market chain free. Early viewing is highly recommended.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.71m (18'9") x 3.52m (11'7")
Kitchen	3.63m (11'11") x 3.24m (10'8")
Dining Room	3.63m (11'11") x 3.52m (11'7")
Sun Room	3.82m (12'6") x 1.98m (6'6")
Garage	5.20m (17'1") x 3.00m (9'10")
WC	1.89m (6'2") x 1.19m (3'11")

Bedroom 1	3.52m (11'7") x 3.38m (11'1")
En-suite	2.30m (7'7") x 1.72m (5'8")
Bedroom 2	3.60m (11'10") x 3.52m (11'7")
Bedroom 3	3.25m (10'8") x 2.90m (9'6")
Bedroom 4	3.25m (10'8") x 2.38m (7'10")
Bathroom	2.31m (7'7") x 1.73m (5'8")

Gross internal floor area (m²): 132m²
EPC Rating: C




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