




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

55 Thomson Road

CURRIE, EDINBURGH, EH14 5HT



CURRIE

EDINBURGH, EH14 5HT

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 butcher and baker, chemist, bars, cafes and local grocery stores with more available in nearby Balerno, Juniper Green or at the South Gyle.

The house is in the current catchment area for Nether Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes' drive away at Riccarton.

The area features excellent transport links with Currie Railway Station providing regular services into Edinburgh and Glasgow. There is also a Park and Ride service at Riccarton and there are bus services into Edinburgh and out to Balerno. The nearest bus stop is only a few minutes walk. Currie is also well placed for access onto the City Bypass, M8 and M9 motorways and Edinburgh Airport.

The area provides great access to the outdoors. The Water of Leith walkway is five minutes walk from the house. There is also easy access to the Pentland Hills Regional Park and its many walking and biking routes. There are also a number of golf courses nearby including Baberton Golf Club and Dalmahoy Golf and Country club.

55 THOMSON ROAD

CURRIE, EDINBURGH

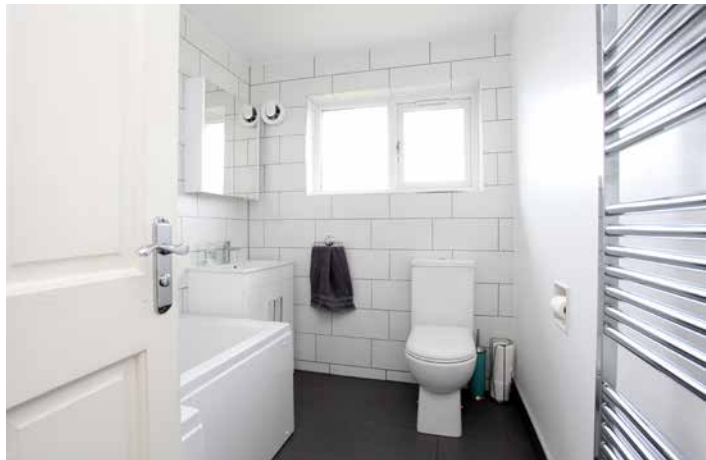
An excellent opportunity has arisen to acquire this light, bright three bedroom semi-detached house, making for an ideal purchase for a family home. Viewing of this property is highly recommended.

Located on an elevated site with fine views from the rear across to Fife. The accommodation is in good decorative order, briefly consisting of an entrance hallway leading to a bright and spacious lounge with French doors into the dining area. The kitchen is clean and bright and provides a good amount of storage. There are three bedrooms, two double and a small double or single which all have more than adequate storage and space for free-standing furniture. There is an excellent family sized bathroom.

Externally: Private garden to the front of the property, with a driveway for two cars. There is unrestricted on-street parking for visitors and a single garage. To the rear, there is a lovely garden, which is generous in size and has a good-sized lawn and a raised patio area. The property has full double glazing and benefits from gas central heating to make for a warm yet cost-effective home all year round.

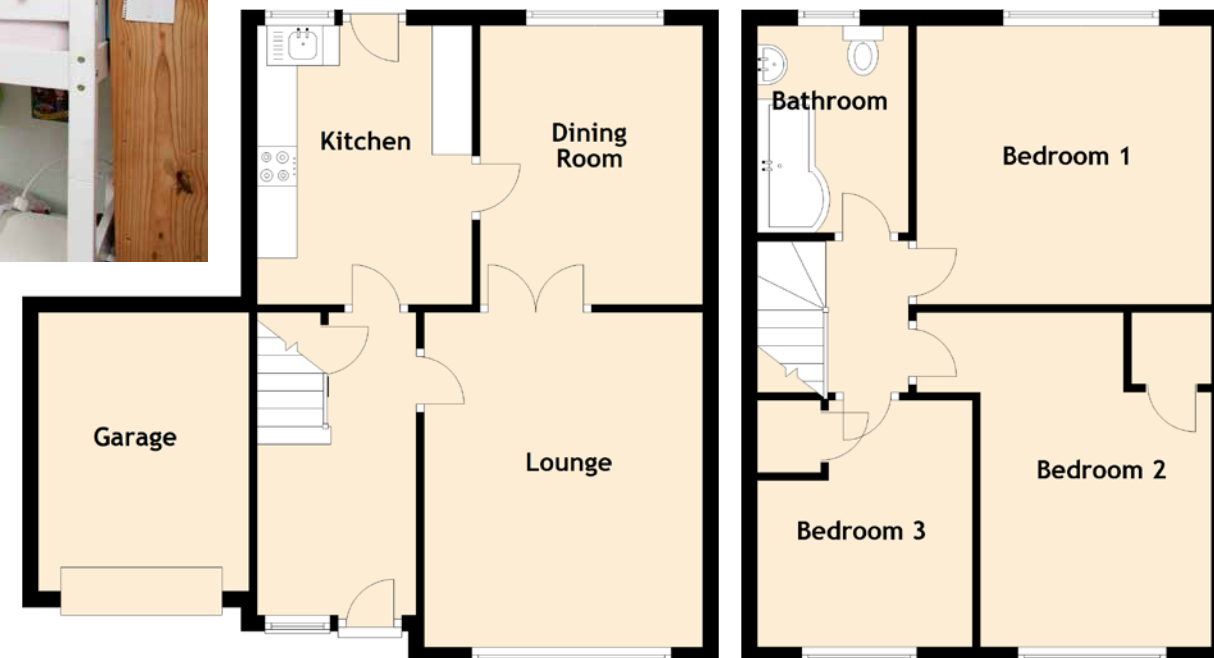
It is also worth noting that this property has existing planning permission to extend the property to increase the accommodation and living space. Further information may be made available by the sellers upon request. It would make an excellent purchase in a popular area.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Dining Room	3.50m (11'6") x 2.80m (9'2")
Garage	3.50m (11'6") x 2.65m (8'8")
Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): TBCm²

EPC Rating: TBC

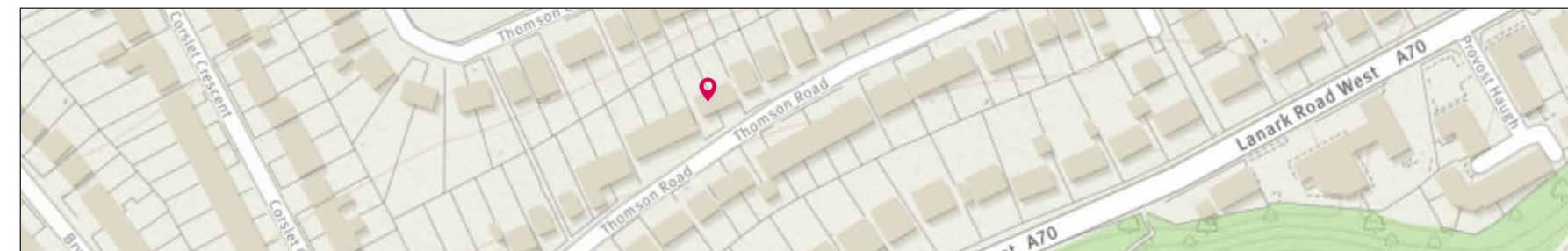
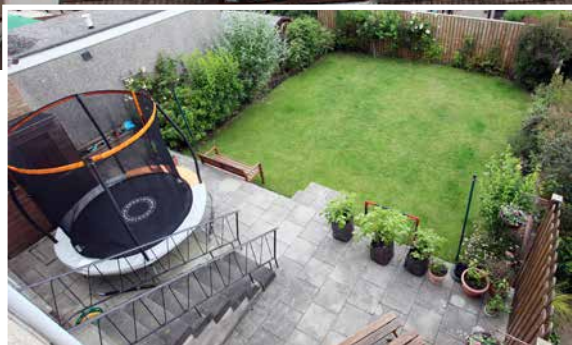


Image credit: <https://www.edinbase.co.uk/emap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
LEIGH ROLLO
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer