

77 Nether Currie Crescent

CURRIE, EDINBURGH, EH14 5JH



Spacious Three Bedroom Family Home In Currie.



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McEwan Fraser Legal is delighted to present this three-bedroom house in Currie. The property offers an opportunity to modernise and upgrade this family home in a beautiful setting, with views to the three bridges and fields behind the property.

THE LOUNGE



Inside, the property comprises of:

- Spacious living and dining area with windows at each end of the building which provides an excellent amount of light flooding the property.
- Fully equipped kitchen which provides access to the rear garden. The kitchen is well proportioned and in excellent condition albeit it would benefit from modernisation.

THE DINING ROOM



THE KITCHEN & UTILITY





- One bathroom which is accessed off the hallway and is in good condition having been upgraded in recent years.
- Three well-proportioned bedrooms two of which are spacious doubles and the third is a single bedroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3 & VIEW

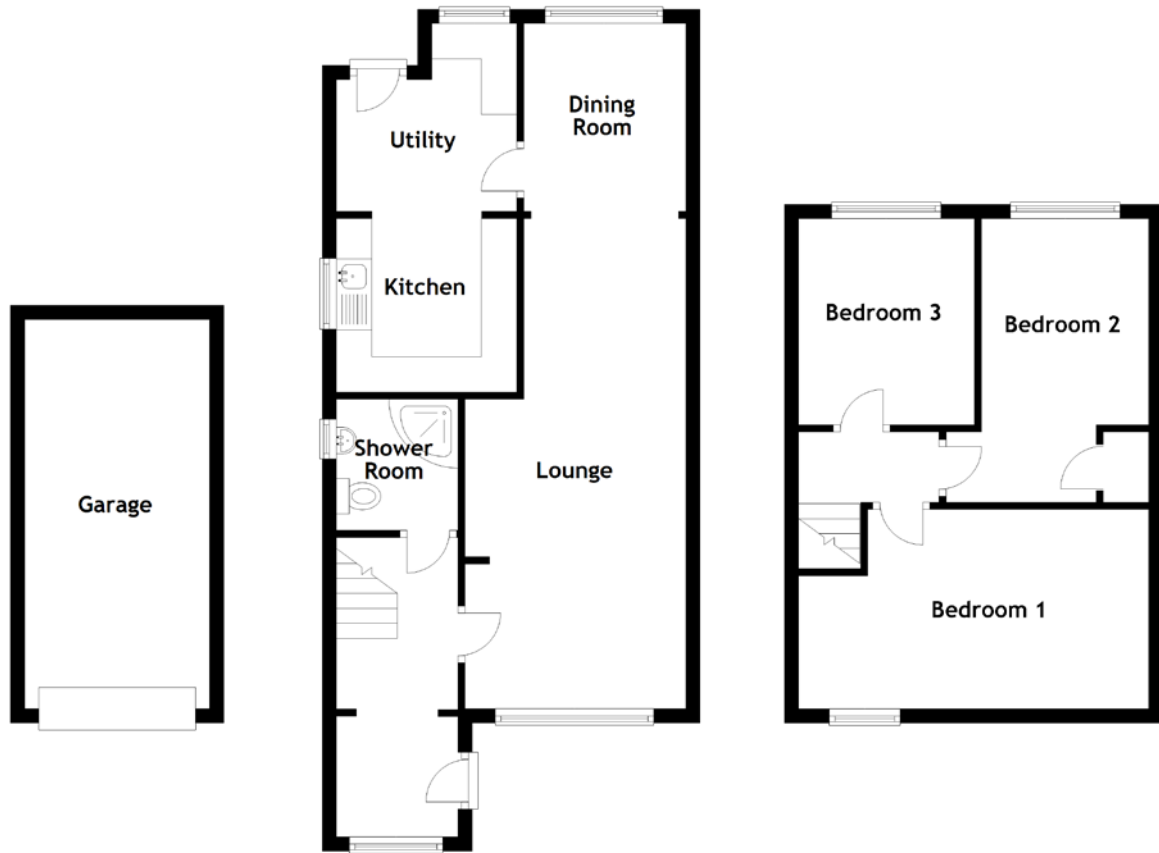


In addition, the property includes off-street parking in the form of a single driveway and also a garage at the rear of the property. The home is also fitted with gas central heating and full double glazing to make a warm and cost-effective home year-round. This is a rare opportunity to acquire a home in this location.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

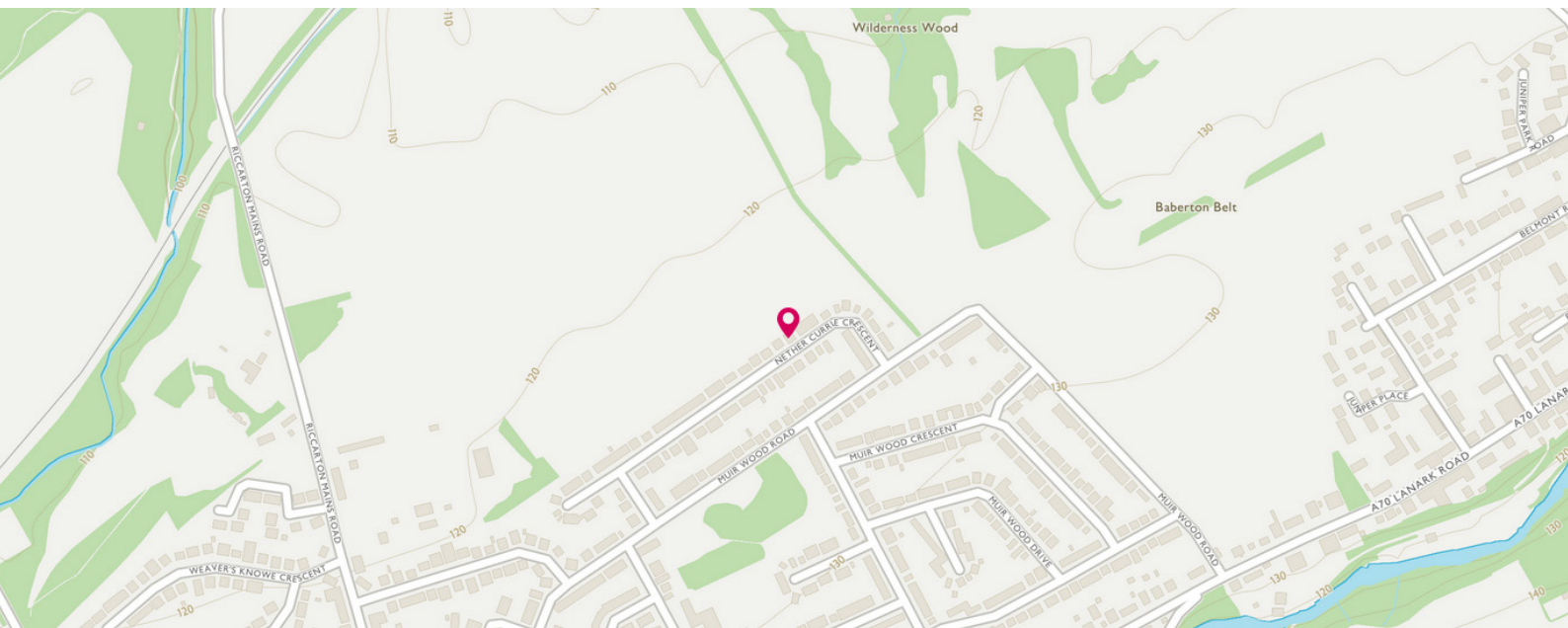


Approximate Dimensions (Taken from the widest point)

Lounge	6.91m (22'8") x 3.11m (10'2")
Dining Room	2.65m (8'8") x 2.25m (7'5")
Kitchen	2.54m (8'4") x 2.45m (8')
Utility	2.54m (8'4") x 1.86m (6'1")
Shower Room	1.85m (6'1") x 1.65m (5'5")

Bedroom 1	4.90m (16'1") x 2.81m (9'3")
Bedroom 2	4.00m (13'1") x 2.85m (9'4")
Bedroom 3	2.91m (9'6") x 2.47m (8'1")
Garage	5.49m (18') x 2.60m (8'6")

Gross internal floor area (m²): 85m²
EPC Rating: C



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 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.

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