65 CURRIEVALE DRIVE, CURRIE, EH14 5RW

SEMI-DETACHED HOUSE

• Hall
• Sitting Room
• Dining Room
• Kitchen
• Three Bedrooms
• Bathroom
• Store/Home Office
• Private Front & Rear Gardens
• Driveway & Garage
• Double Glazing & GCH
• EPC Rating – C
**Property**

This bright and well-proportioned semi-detached house lies in the highly popular, residential area of Currie, to the south-west of Edinburgh city centre. The sitting room is a spacious and comfortable room which has been neutrally decorated with a free-standing electric fire surround and a large window which floods the room with natural light. An archway leads through to the generously sized dining room creating a perfect open-plan space to entertain family and friends. The kitchen is fitted with white units, light, marble effect work surfaces and fresh white splashbacks. The property has two generously sized double bedrooms and a comfortable single located on the first floor, each with ample space to include free-standing bedroom furniture. The bathroom is fitted with a white three piece suite with a shower over the bath and white tiling with floral inserts. A store/home office, located off the kitchen, provides useful storage or work space. The property has well-maintained front and rear gardens which offer superb outdoor space to enjoy the summer months. A spacious driveway, suitable for multiple vehicles, lies to the front of the property and a separate garage provides further off-street parking or storage. The property is fully double glazed with gas central heating. Included in the sale are the fitted carpets and floor coverings, blinds, cooker, washing machine, chest freezer and CCTV. In a peaceful cul-de-sac location with easy access to local amenities and the city centre, this is a lovely home perfect for those looking to put their own stamp on the property.

**Local Area**

Currie is a desirable residential area that lies five miles to the south west of Edinburgh’s city centre. Although it is part of Edinburgh, it has the feel of a small town with a great selection of shops, supermarkets and leisure facilities. Locally, there is a wide range of walks and cycle tracks and the Pentland Hills Regional Park is on the doorstep. Currie sits on a number of bus routes and is close to the City Bypass linking it with the motorway network, the airport and the Forth Bridges. A local train station also makes it a perfect location for commuters. It is ideal for people who enjoy access to the countryside but the convenience of city living.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.