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39 Nether Currie Road

Currie, EH14 5HX

Offers over £380,000



This semi-detached house on Nether Currie Road is not just a place to live; it is a place to call home. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in this desirable part of Currie. Do not miss the chance to make this charming property your own.



Description

39 Nether Currie Road is a spacious semi-detached family home set within one of Currie's most popular and sought-after residential locales. Well maintained and ready to move into, the property also offers excellent scope to modernise and personalise, making it an ideal long-term family home.

GROUND FLOOR

The welcoming entrance hallway provides access to both the kitchen and the lounge. The lounge is a bright and comfortable space, enhanced by a bay-style window that allows natural light to pour in. A fireplace with gas fire creates an attractive focal point.

From here, double doors lead into the dining area, which flows seamlessly into the open-plan family area, offering superb additional living space. A triple window with patio doors floods this entire area with natural light and provides direct access to the rear garden.

The kitchen can be accessed from this space and features:

- Ample storage units
- Complimentary worktops
- Gas hob and electric oven
- Fridge freezer
- Washing machine
- Tumble dryer

UPPER FLOOR

Three generous bedrooms, all benefiting from built-in storage. Bedroom One features a bay-style window and fitted wardrobes.

The family bathroom includes a bath with overhead shower.

OUTSIDE

The rear of the property boasts a mature, well-tended enclosed garden with a variety of shrubs, bushes, and flowering plants. Primarily laid to lawn, it also includes a summer house and garden shed, with access to the garage from the garden.

A mono-blocked driveway provides off-street parking and leads to the garage. The front garden is also mature and well maintained.

ADDITIONAL FEATURES

- Double glazing
- Gas central heating

Early viewing is highly recommended to appreciate the space, potential, and excellent location this family home has to offer.

Local Area

Nether Currie Road is situated within the popular residential area of Currie, on the south-western outskirts of Edinburgh. Currie has a pleasant village atmosphere, while still offering convenient access to Edinburgh city centre and the surrounding road network.

The area has a good selection of local shops, cafés, pubs and everyday amenities, with larger shopping facilities available at The Gyle and Hermiston Gait. There are also excellent recreational opportunities, with the Water of Leith, Pentland Hills and local parks nearby.

Transport links are particularly convenient, with Curriehill railway station providing services towards Edinburgh and beyond, while regular bus services operate through the area. The City Bypass and M8 are also readily accessible, making the location attractive to commuters

Lounge 13'6" x 12'10" (4.14 x 3.93)

Dining Area 10'11" x 10'1" (3.34 x 3.08)

Family Area 19'4" x 6'4" (5.9 x 1.95)

Kitchen 17'6" x 9'0" (5.34 x 2.75)

Bedroom 1 14'9" x 10'10" (4.51 x 3.32)

Bedroom 2 9'10" x 11'7" (3.02 x 3.55)

Bedroom 3 11'5" x 8'7" (3.48 x 2.64)

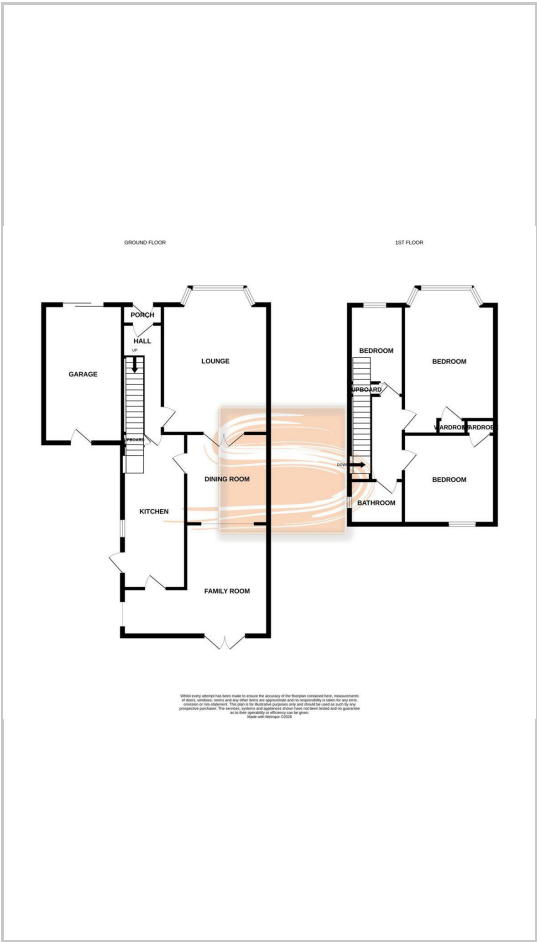
Bathroom 6'10" x 7'5" (2.1 x 2.28)

Contact Us

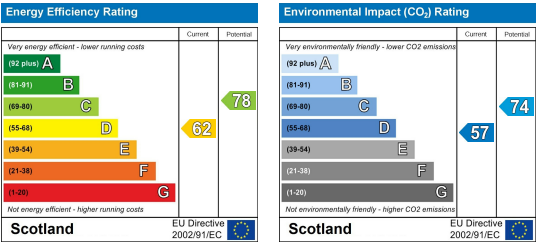
Area Map



Floor Plans



Energy Efficiency Graph



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