Jardine Phillips
Solicitors • Estate Agents

CURRIE

15 FORTH VIEW ROAD
EH14 5QE



3 | 1 | 1

EPC RATING: D

OFFERS OVER £265,000

PROPERTY DESCRIPTION

- Entrance door leading to an open hallway with storage under the stairs
- Bright & spacious, dual aspect sitting/dining room with feature fireplace with gas fire, stripped wood flooring and French doors to the rear garden
- Fully fitted kitchen/breakfast room with good range of units & appliances and room for a dining table & chairs, overlooking the rear garden
- Two good sized double bedrooms and one single bedroom with storage cupboard
- Bathroom (updated 2022) has period style fittings including a bath with mains shower over, sink & wc
- Gas central heating from combi boiler (updated 2013)
- Upvc double glazed windows
- Access to the loft space from the upper landing
- Free on street parking
- Beautiful front garden with lawn, shrubs, shed & picket fence
- Expansive rear lawned garden surrounded by trees, shrubs & painted fencing with 2 patio areas, a pond and a shed at the back.



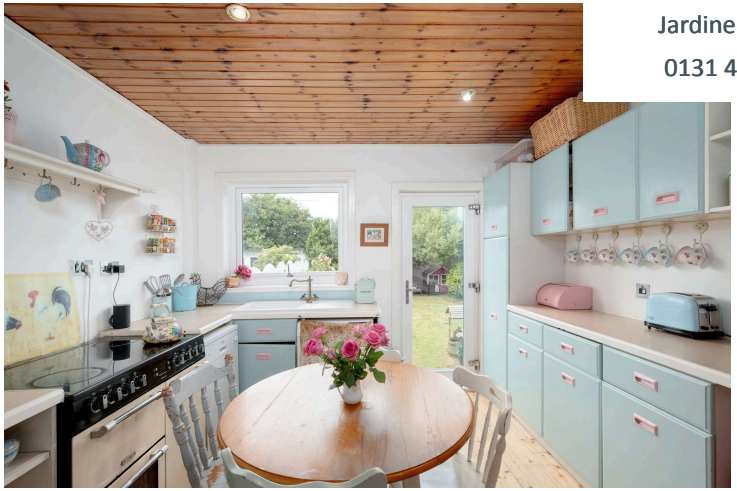


VIEWING

By appointment pls call

Jardine Phillips

0131 4466850











CHARMING, CHARACTERFUL THREE BED MID TERRACED HOUSE WITH FRONT & REAR GARDENS IN POPULAR CURRIE

Located in this quiet suburb of Edinburgh is this picturesque three bed cottage with a large sitting/dining room, fully fitted kitchen/ breakfast room, modern bathroom and beautiful front & rear gardens. This well presented property would make a perfect home for first time buyers, professionals or a young family. The area has great local shopping facilities, excellent schools, access to open spaces and good transport links into the city centre.

AREA

Currie is a popular & sought after village, only a short journey from Edinburgh city centre, with a very good selection of local amenities including everyday shops, café's, pubs & restaurants. Further amenities are available in nearby Balerno & Juniper Green. A more extensive range of shopping facilities are only a short drive away at the Gyle Shopping Centre & Hermiston Gait. The house is in the catchment for the well-regarded Currie Primary & Currie Community High School and Heriot Watt University & the Oriam Sports Complex are also only a short distance away. The house is ideally situated for commuting with great access to the City Bypass, motorway network & airport, as well as Curriehill train station and regular bus services to the city centre & surrounding areas, together with the Park & Ride at Riccarton. Excellent leisure & recreational facilities are available nearby, including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal & the Water of Leith.

EXTRAS

The blinds/curtains, light fittings, range cooker, washing machine, tumble dryer dishwasher are included in the sale.

HOME REPORT VALUATION

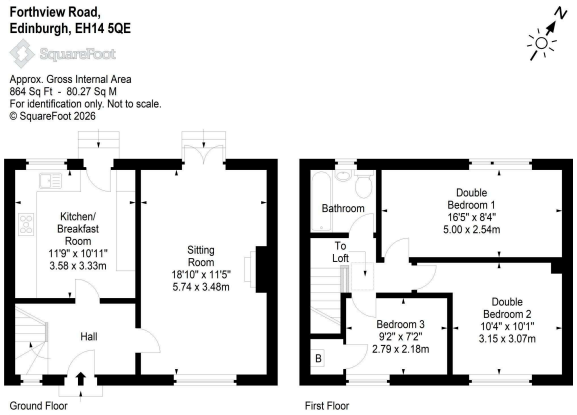
£270,000



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Sitting/dining room	18'10 x 11'5 (5.74 x 3.48m)
Kitchen/breakfast room	11'9 x 10'11 (3.58 x 3.33m)
Bedroom 1	16'5 x 8'4 (5.00 x 2.54m)
Bedroom 2	10'4 x 10'1 (3.15 x 3.07m)
Bedroom 3	9'2 x 7'2 (2.79 x 2.18m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

espc

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