



3 Thomson Crescent, Currie, Edinburgh, EH14 5JP

4 BEDROOM | 2 BATH | EPC D

A fantastic opportunity to acquire this charming and very well presented four bedroom detached house situated in the heart of Currie lying to the south west of Edinburgh City Centre. Being offered in "walk in" condition, the property offered for sale forms a bright, sunny and particularly well presented and extended villa providing family accommodation which is both flexible and spacious.

The property benefits from double glazing and gas central heating throughout together with driveway and unreserved on street parking.

Currie is long established as a popular location for today's commuter and City Centre workforce. The peace and tranquillity of the countryside offers a complete contrast to City dwelling and has appeal to all manner of purchasers. There is a local Co-op, pub and hairdressers a short walk away from the property and is very well connected for transport links to the Centre.

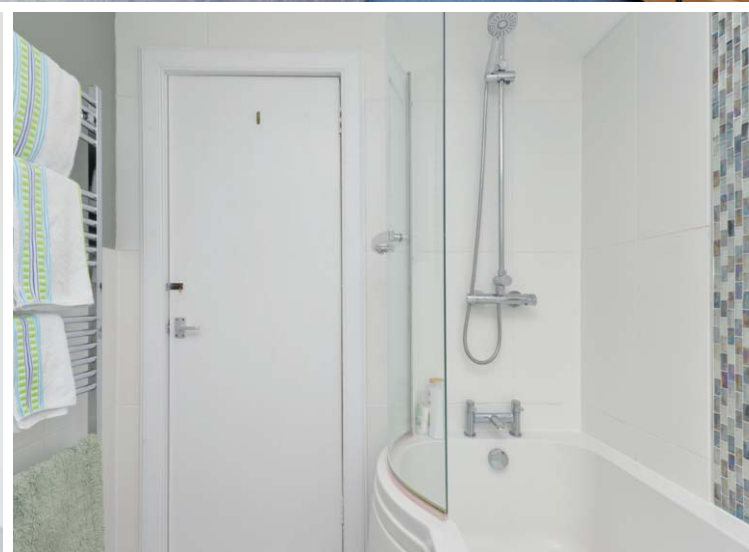
Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

- Vestibule entrance with coat hooks and space for storage
- Spacious lounge with gas fire place.
- Large family sized kitchen with dining area and ample built in storage complete with Belling Country Chef dual fuel range cooker with 8 gas hobs, 2 electric ovens and an electric grill .
- Ground floor family area with patio doors on looking the garden.
- Ground floor bedroom with en suite complete with shower cubicle with electric shower.
- Large master bedroom with ample storage space within the fitted wardrobes.
- Two further bedrooms with ample fitted storage and shelving
- Bathroom with WC, wash hand basin (with under sink storage) and bath with double thermostatic shower.
- Gas central heating and double glazing throughout.
- Single garage.
- Partially floored attic storage with combi boiler and access via Ramsay ladder
- Well maintained rear garden with shed, greenhouse, and cold frame and access gate to Muirwood Park
- Fitted tiling and carpets throughout.
- Extras include: dishwasher, two fridges, large chest freezer, large gas hob and oven, shed, greenhouse, cold frame and blinds, curtains and light fittings throughout.

ALLINGHAM & CO

traditional values | modern practice

LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

