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39 Nether Currie Road
Currie, EH14 5HX

Offers over £380,000



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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 and just a short walk to the local primary school. 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
- Complementary 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



Road Map



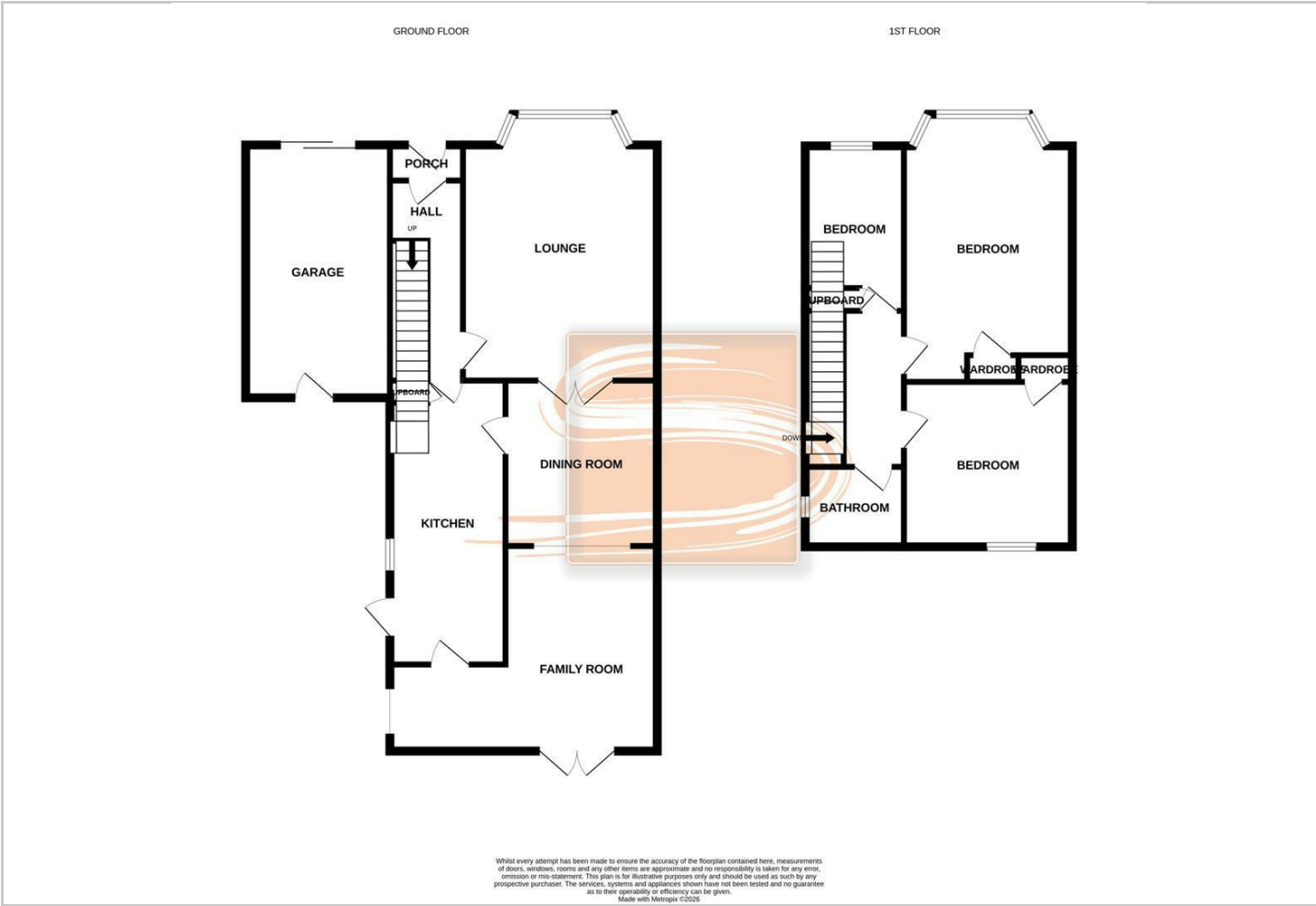
Hybrid Map



Terrain Map



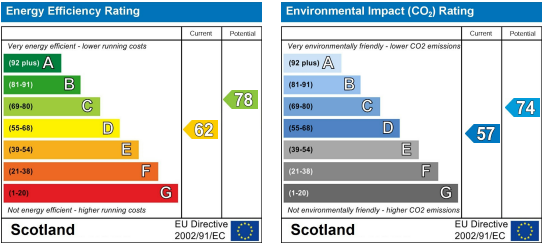
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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