



43 Forthview Crescent,
CURRIE | EDINBURGH | EH14 5QX



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Well presented two-bedroom semi-detached home boasting private front, side and rear gardens and driveway, situated in the popular residential district of Currie on the outskirts of Edinburgh.

This lovely home offers well-planned and flexible accommodation over two levels and comprises on the ground floor, bright, extended welcoming entrance hallway, spacious living/dining room flooded with an abundance of natural light through dual aspect windows, and breakfasting fitted kitchen with access to the enclosed rear garden.

Upstairs, both bedrooms are good-sized doubles offering integrated storage, with either room having the potential to employed as a home office, study or gym giving the property a good degree of flexibility, and a bathroom with shower over bath completes the internal accommodation. The property further benefits from gas central heating, double glazing, a partially floored attic and unrestricted on street parking.

- Well presented semi-detached villa in sought after location
- Easy maintenance front side and rear garden with driveway
- Dual aspect living/dining room with feature fireplace
- Breakfasting kitchen
- Two double bedrooms with integrated storage
- Bathroom with mains shower over bath
- Gas central heating and double glazing
- Partially floored attic

Council Tax: B , Energy Rating: D

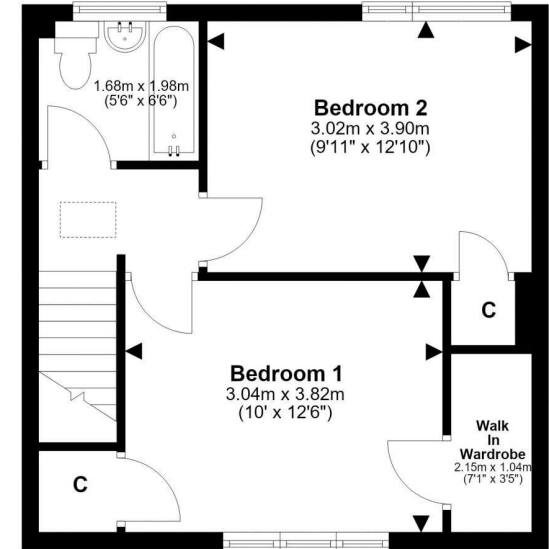
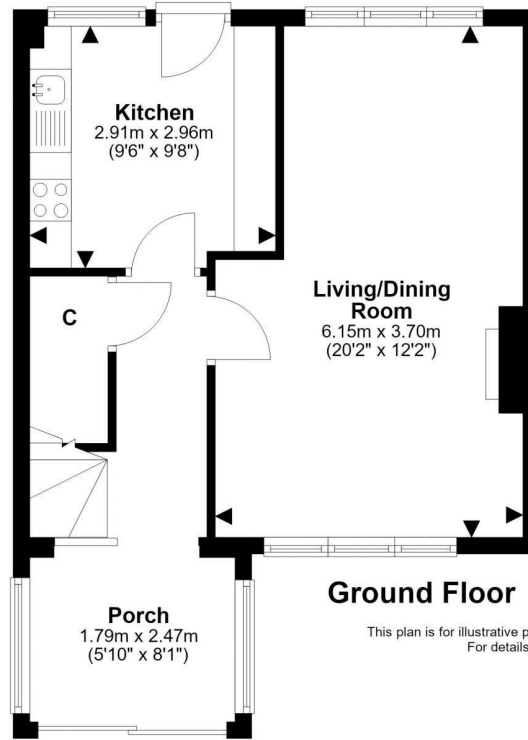
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds and integrated kitchen appliances will be included in the sale. Please note the TV bracket in bedroom will be removed.

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.





Ground Floor

First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

