



93 Weavers Knowe Crescent
CURRIE | EDINBURGH | EH14 5PP


warners
solicitors & estate agents



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Warners are delighted to offer to the market this attractive three-bedroom extended semi-detached family home, ideally situated within the popular residential area of Currie. Offering well-planned and generously proportioned accommodation over two levels, the property is presented in excellent move-in condition and would make an ideal home for a wide range of buyers, particularly families.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a dining room providing an excellent space for family meals and entertaining, and a well-appointed kitchen. Upstairs, there are three comfortable bedrooms, with useful fitted storage to the principal bedroom, together with a modern bathroom. The property benefits from gas central heating and double glazing.

Externally, the home enjoys attractive gardens to both the front and rear. The front garden is laid to lawn, while the enclosed rear garden features a generous lawn and patio area, providing an ideal space for outdoor dining and relaxation. A driveway provides off-street parking and leads to a detached garage, offering excellent additional storage or parking facilities. The property further benefits from valid planning permission for an extension with scope to add an additional bedroom and en-suite.

Early viewing is highly recommended to fully appreciate this appealing family home.

- Three-bedroom extended semi-detached family home
- Excellent move-in condition
- Spacious living room and separate dining room
- Attractive enclosed rear garden with lawn and patio
- Private driveway and detached garage
- Popular Currie location with excellent transport links

Energy Rating D, Council Tax Band E.

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



All integrated appliances and light fittings will be included in the sale.

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.



