

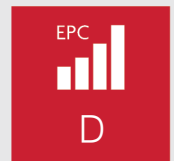


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21 Bryce
Crescent,

Currie, Edinburgh,

EH14 5LL





Summary

Welcome to a bright and well-proportioned detached home offering flexible accommodation and excellent natural light throughout. The property features a naturally lit entrance porch, a spacious living room with a fireplace and storage, a separate dining room, and a kitchen with adjoining utility room, alongside a dual-aspect garden room with direct garden access. There are two double bedrooms, including a south-facing principal bedroom with an en suite shower, complemented by a bathroom and an additional ground-floor shower room. Private gardens with a conservatory, a driveway, and garage parking further enhance this appealing home.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

Features

- Detached house in Currie
- Naturally-lit entrance porch
- Sunny and spacious living room
- Separate dining room
- Kitchen and utility room
- Dual-aspect garden room
- South-facing main bedroom with a shower
- Versatile second double bedroom
- Bathroom with overhead shower
- Ground-floor shower room
- Private gardens with a conservatory
- Private drive and garage parking
- Double glazing throughout
- Gas central heating via new boiler (2025)



“The two-bedroom, two-bathroom family home has three interconnected reception rooms and a kitchen with a handy utility room.”



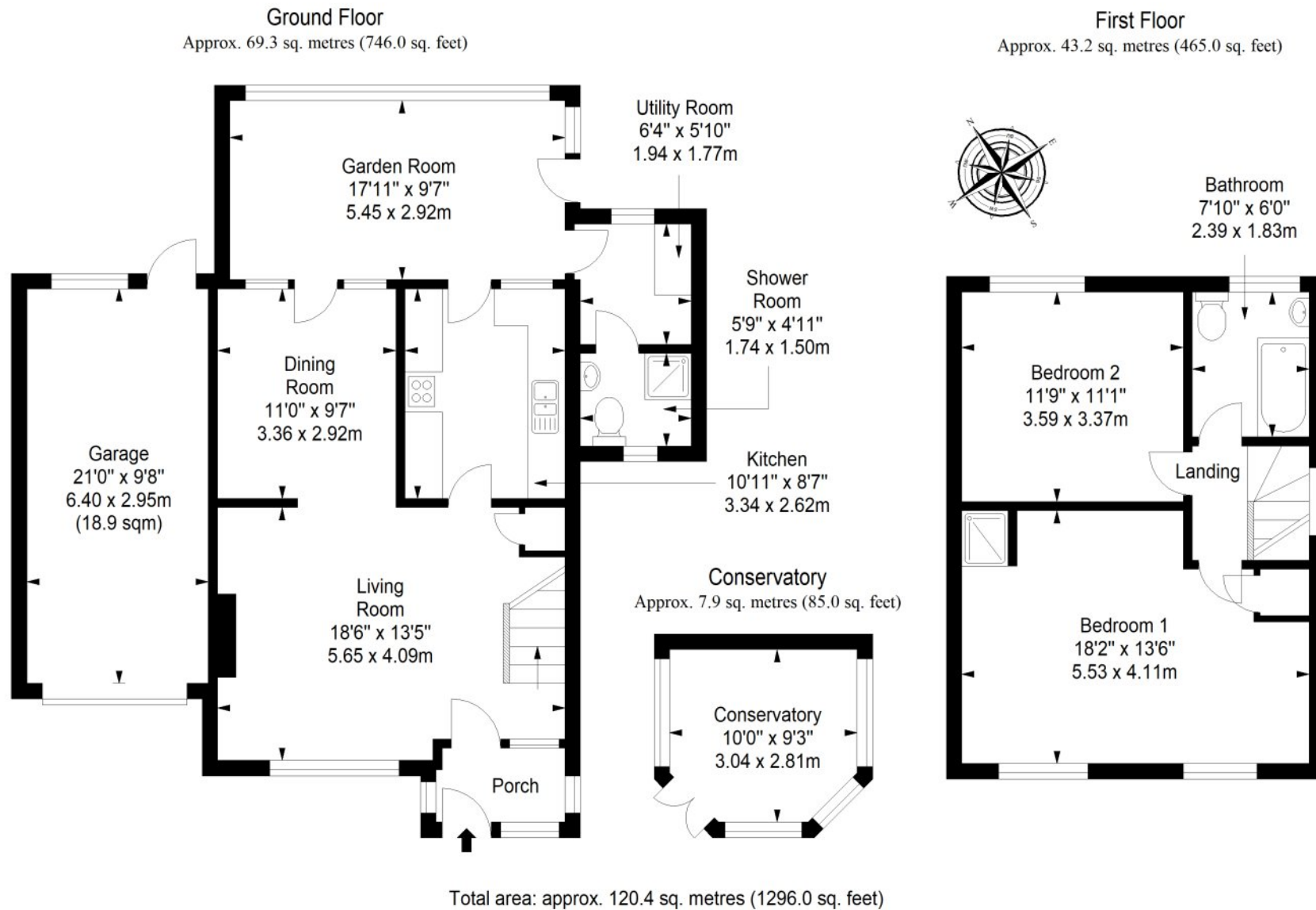




"Set within the popular village of Currie, the property enjoys access to local amenities, schools, and green spaces, and remains well connected to central Edinburgh."



Floorplan





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