



15 Thomson Drive, Currie, City of Edinburgh, EH14 5EY

Light and Beautifully Presented, Three-Bedroom, Semi-Detached, Family Home

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Property Description

Light and beautifully presented, three-bedroom, semi-detached, family home, with gardens, an adjoining garage and a driveway. Set southerly facing, in the desirable and sought-after Currie area, southwest of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a high-quality fitted kitchen, with integrated appliances and quartz worktops, stylish bathrooms and a multi-fuel stove in the living room. Further highlights include herringbone-engineered wood flooring throughout the ground floor, HIVE gas central heating and double glazing.

In addition, excellent storage is provided by a floored loft, and an extensive garage, with power, light and utility connections.

To the front is a lawn and paved driveway, whilst an enclosed rear garden includes a lawn, patio, and shed.

A welcoming entrance hall, with a WC, leads into a stylish, front-facing living room, filled with natural light, from a wide, southerly-facing window. Plenty of flexible space is available for freestanding lounge furniture, and the bright reception room flows, via French doors, into a modern dining kitchen, with garden access. A spacious dining area offers ample space for a family-size dining table and chairs whilst, zoned by a breakfast bar, a kitchen area is fitted with neutrally-toned units, quartz worktops and a Belfast sink, with a boiling water tap. Integrated appliances include an eye-level double oven, an induction hob and a dishwasher, whilst space is available for a fridge/freezer. Further space and plumbing are available for a washing machine in the adjoining garage.

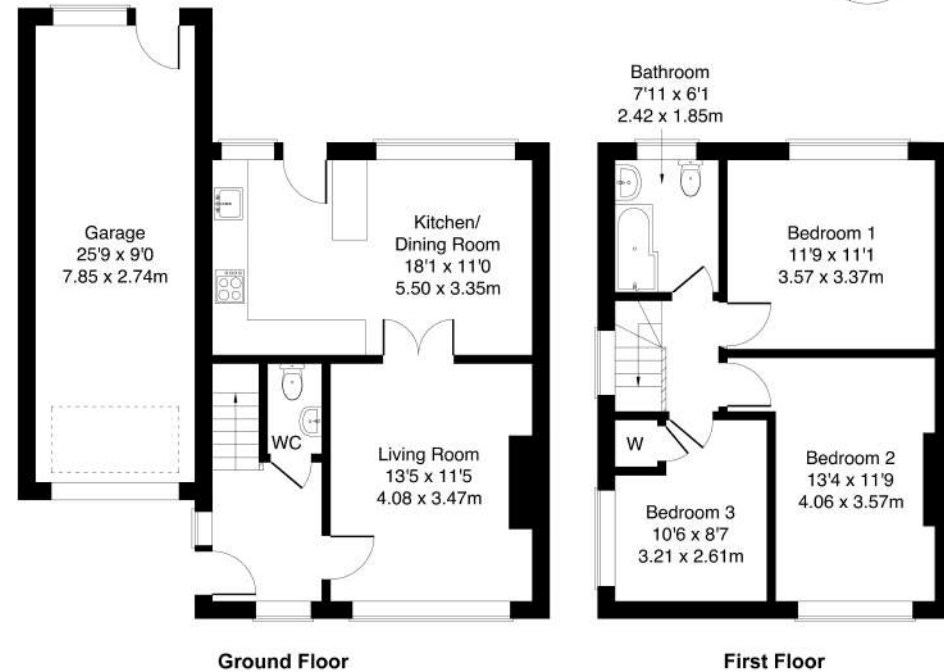
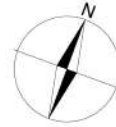
Leading off a naturally lit landing, upstairs, are three well-proportioned bedrooms, continuing the tasteful decor of the living space. Whilst bedrooms two and three are set to the front, the main bedroom is rear-facing, with garden views.

Completing the accommodation, a good-sized family bathroom comprises a contemporary three-piece suite, a shower-over-bath, vanity storage, a ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (1152 sq ft - 107 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Currie, Juniper Green and nearby Balerno have a pleasant village atmosphere and share an excellent range of local amenities. The Gyle Shopping Centre and Hermiston Gait are just a short drive away and offer an extensive range of high-street names and supermarkets. There are many attractive walks nearby, including the Water of Leith, the Pentland Hills and the Malleny National Trust Gardens, with golf available at the prestigious Dalmahoy Golf and

Country Club. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. Local schooling includes the well-regarded Currie Primary School and Currie High School. The main Heriot Watt University campus, including the Oriam Sports Complex, Scotland's national performance centre for sport, is also close by.





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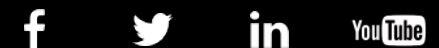
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