

CURRIE

51 Riccarton Crescent EH14 5PB Offers over £195,000

- *Detached three bedroomed villa situated on corner plot with southerly aspect.*
- *The accommodation comprises: hall, living room, dining room, kitchen, three good sized bedrooms and bathroom with shower.*
 - *Full gas fired central heating and UPVC double glazing.*
 - *Cavity wall insulation.*
 - *Large loft.*
 - *Burglar alarm.*
 - *Front side and rear gardens.*
 - *Single garage with light and power.*

Viewing

Thursday 7pm – 8.30 pm, Sunday 2.00 pm – 4.00 pm or telephone owner on 0131 449 2963



Currie is a much sought after residential area with good local amenities, transport links and schools. The property itself lies in a quiet street yet is only a short walk from the local Post Office, shops, bus routes etc. The accommodation is as follows:

Entrance hall (12'5" x 6'4")

Central ceiling light. Central heating radiator. Single power point. Under stair cupboard containing electricity meter and circuit breakers and providing storage. Burglar alarm control unit. Thermostat control. Fitted carpet.

Living Room (13'6" x 11'4")



Well proportioned living room with large window to front giving south facing aspect, accessed by a hardwood fifteen pane glass door. Baxi Bermuda fire with back boiler on aggregate marble hearth. Ceiling light. Central heating radiator. TV aerial. Telephone point. Fitted carpet.

Dining room (11'7" x 9'0")

Accessed by double doors from the living room and by a door to the kitchen, this is a rear facing dining room with window over looking rear garden and as far as Fife in the distance. Central heating radiator. Telephone point. Fitted carpet.

Kitchen (11'5" x 8'6")



Set to the rear of the property with window to rear, the kitchen is accessed from the dining room and also via a panelled glass door from the hall. Fitted with ample base and wall units in a light oak finish. Tiled splash backs. One and half bowl sink and drainer with mixer tap. Integral gas hob and electric oven. Plumbed for automatic washing machine and dishwasher. Space for dryer and fridge (both included). Three double power points at upper level plus dedicated points. Terracotta tile effect linoleum floor. Door to rear garden.

A stair with window to side leads to the landing on upper floor.

Double Bedroom 1 (11'8" x 11'3")

Large double bedroom set to the rear of the property with open views to north as far as Fife. Central heating radiator. Fitted carpet.

Bedroom 2 (13'8 x 9'2" widening to 10'8")

Further large double bedroom with front facing window. Airing cupboard housing hot water tank with shelving for storage. Central heating radiator. Ceiling light. Fitted carpet.

Bedroom 3 (10'3" x 8'7")

Another good sized bedroom, again set to the front of the property and with deep shelved storage cupboard with hanging rail. Central heating radiator. Ceiling light. Fitted carpet.

Bathroom (7'10" x 6')



Partially tiled bathroom with double glazed window to rear. Three piece white suite with chrome fittings. Electric shower over bath with shower rail and curtain. Central heating radiator. Fitted carpet.

Attic

Large attic with light is accessed via ladder from upstairs landing.

Garden

Gardens to front, side and rear, mainly laid to lawn and with shrub borders and hedge screening. An area to the rear is presently set aside for parking a caravan. Garden shed. Single garage with light and power and up and over door accessed by a communal lane to the side.

Extras

Fitted carpets, curtains, Venetian blinds, integral gas hob, electric oven, tumble dryer, washing machine and fridge.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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