



70 Forthview Crescent
Currie
EH14 5QT



Semi Detached
House



accommodation

- Entrance hall
- Sitting room
- Breakfasting kitchen
- Four bedrooms
- Bathroom
- WC
- Private garden

features

- Laminate flooring
- Gas central heating
- Double glazing
- South facing garden
- Neutral decor
- Family home
- Move in condition

description

Immaculate, stylish semi detached family home in a popular residential location within walking distance of excellent schools (from Nursery through to Senior level). Currie is perfectly placed for commuting into the City or indeed for the Airport and central motorway network. The accommodation comprises entrance hall, beautiful sitting room with French doors to the south facing garden and feature fireplace, modern breakfasting kitchen with a good range of wall and base units and ample space for a breakfast table, and a dining room / bedroom 4. On the upper floor there are three good sized bedrooms, all with storage a family bathroom with modern white three piece suite and Metro style tiling and an additional WC. There is a south facing garden to the rear incorporating patio, deck and lawn area and further garden to the front. Overall this is a superb family home which must be viewed to be fully appreciated.

Planning permission was granted in February 2024 to extend the property to the side to create further bedroom, utility and shower room. More information can be found on the local authority's planning portal under reference: 24/00666/FUL.



EPC:
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Home Report
Value: £320,000

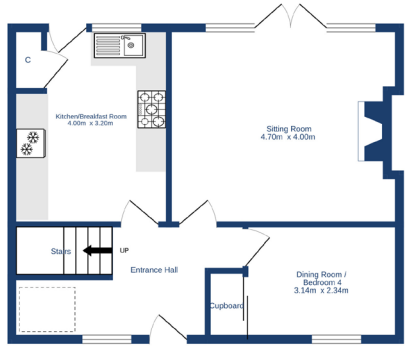
Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds, integrated kitchen appliances and garden shed.

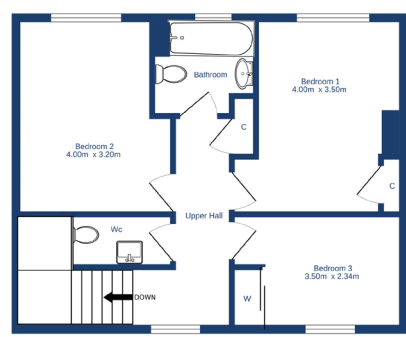




Ground Floor
50.0 sq.m. approx.



First Floor
50.0 sq.m. approx.



TOTAL FLOOR AREA : 100.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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