



**lindsays**

65 Thomson Road,  
Currie, Edinburgh EH14 5HT

*"Detached three bedroomed bungalow with private gardens, garage and off street parking"*

- Detached bungalow in Currie
- Bright sitting room
- Well-equipped kitchen and dining area
- Three double bedrooms
- Family bathroom
- Private front and rear gardens
- Garage and off-street parking
- Electric heating
- Full double glazing

EPC Rating F

**OFFERS OVER £340,000**





## Description

A detached three bedroom bungalow in the popular area of Currie. The property lies to the south-west of the city centre and is well-placed for access to the nearby areas of Balerno and Juniper Green as well as to the city by-pass and motorway network. The house is in good decorative order throughout and benefits from private front and rear gardens, plentiful off-street parking, a single garage, electric heating and double glazing. The entrance hallway gives access to the sitting room on one side and the dining kitchen on the other. The well-equipped kitchen contains an electric oven and hob, washing machine and fridge/freezer as well as ample room for a dining table. There is a side door off the kitchen allowing access to the garden. The three double bedrooms and the family bathroom are all towards to the rear of the property and accessed off the rear hallway. The main bedroom has useful built-in wardrobes.

## Area

Currie is conveniently situated approximately six miles from Edinburgh city centre and as such is very popular with city commuters who prefer a more tranquil home environment. A main line rail link provides an alternative route into the city centre (journey time approximately 15 minutes) and swift access may also be gained to Edinburgh International Airport, the M8, M9 and M90 motorways via the city by-pass (5 minutes). Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. The local schools have an excellent academic reputation and also offer a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar.

## Viewing

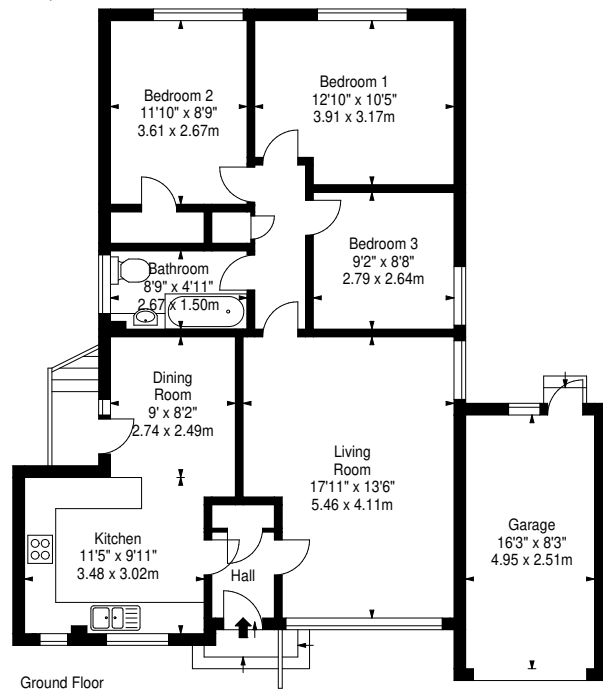
By appointment contact Lindsays on 0131 229 4040



Thomson Road,  
Currie,  
Midlothian, EH14 5HT



Approx. Gross Internal Area  
903 Sq Ft - 83.89 Sq M  
Garage  
Approx. Gross Internal Area  
134 Sq Ft - 12.45 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.