

13 Dolphin Gardens East

CURRIE, EDINBURGH, EH14 5RB



*Inviting three-bedroom mid-terrace property
nestled in the tranquil neighbourhood of
Dolphin Gardens East in Currie*



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Introducing this inviting three-bedroom mid-terrace property nestled in the tranquil neighbourhood of Dolphin Gardens East in Currie.

THE LIVING ROOM



As you step inside, you'll be greeted by a spacious and welcoming downstairs area. The highlight of the ground floor is undoubtedly the generously sized, dual-aspect living room, offering an abundance of natural light throughout the day.

THE KITCHEN



Adjacent to it, the modern kitchen boasts a range of integrated appliances and a sleek electric induction hob, making meal preparation a breeze.





Venturing upstairs, you'll discover a well-designed layout that includes two comfortable double bedrooms, perfect for relaxation and rest. Additionally, a cosy single bedroom offers versatility for various living arrangements or can be utilized as a home office or nursery. Completing the upper level is a contemporary three-piece bathroom suite, adding both style and convenience to your daily routines.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



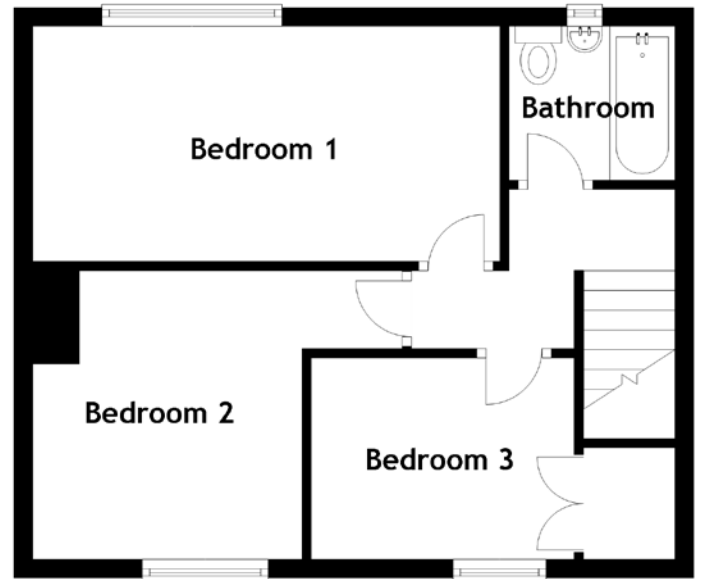
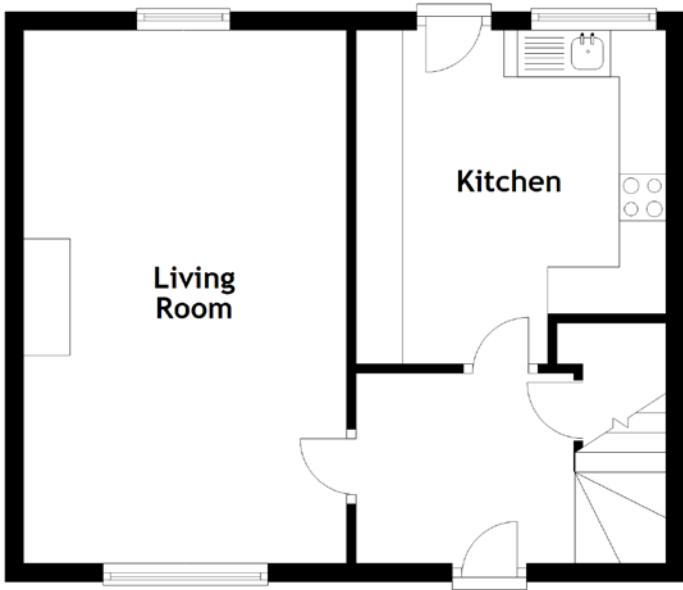
The property also boasts a large, easily maintained garden.

This property on Dolphin Gardens East in Currie combines modern living with comfort, making it an ideal family home or an excellent opportunity for those looking to enjoy the peaceful charm of this neighbourhood. With its spacious living areas, well-appointed kitchen, and well-thought-out bedroom layout, this residence is ready to provide a warm and welcoming haven for its new owners. Don't miss the chance to make it your own and embrace a delightful lifestyle in Currie.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

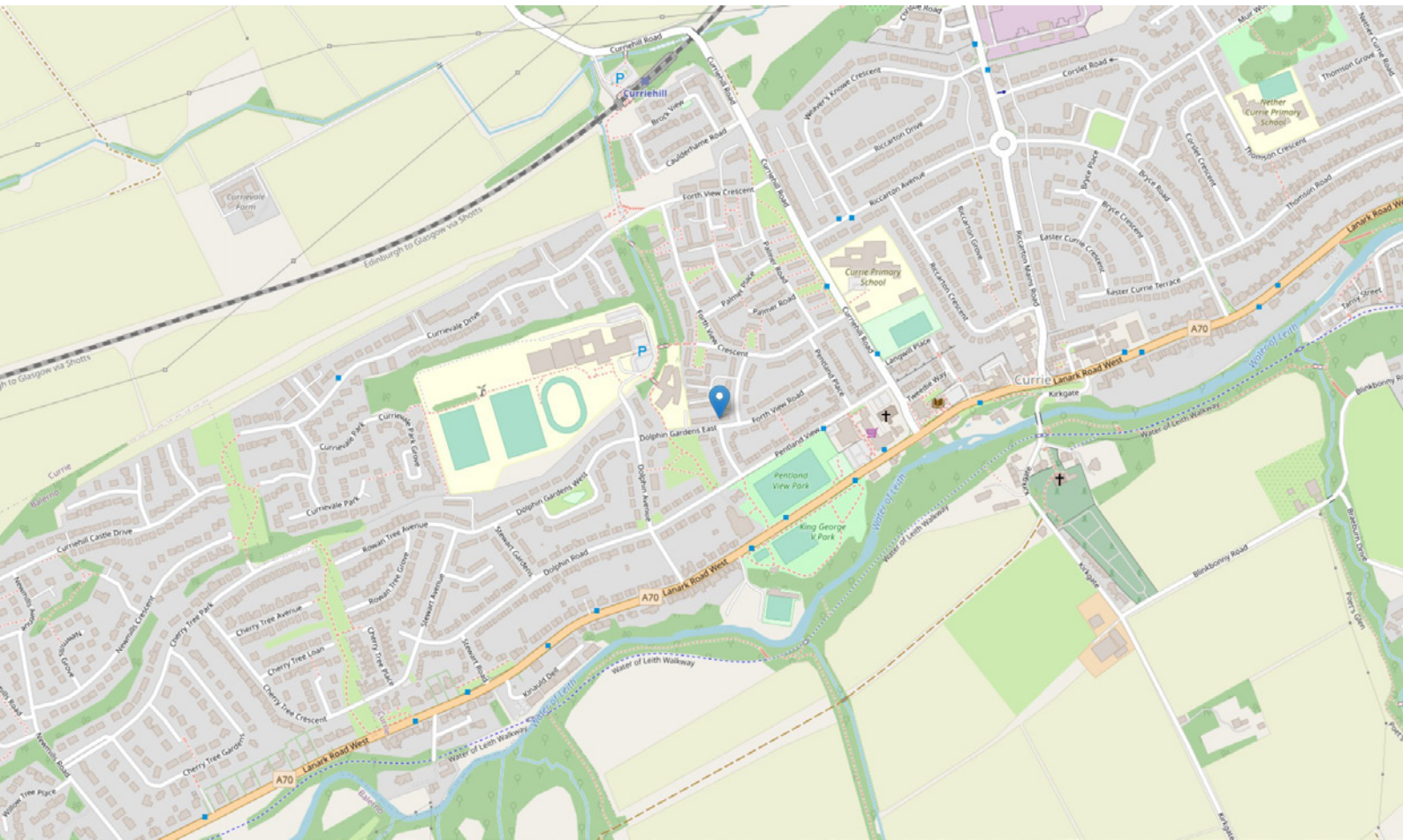


Approximate Dimensions
(Taken from the widest point)

Living Room	5.72m (18'9") x 3.47m (11'5")
Kitchen	3.58m (11'9") x 3.33m (10'11")
Bathroom	1.78m (5'10") x 1.65m (5'5")

Bedroom 1	5.00m (16'5") x 2.52m (8'3")
Bedroom 2	3.97m (13') x 3.10m (10'2")
Bedroom 3	2.82m (9'3") x 2.16m (7'1")

Gross internal floor area (m²): 79m²
EPC Rating: C



THE LOCATION

Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only 7-8 miles from Edinburgh city centre. It has a strong community spirit and a very good selection of local amenities including a Post Office, chemist, bars, butcher, newsagent and a bank, with more available in nearby Balerno, Juniper Green or at the South Gyle.





It has excellent schools and is in the current catchment area for Currie Primary and Currie High Schools and Heriot Watt University is only a few minutes' drive away.

There is excellent transport links with Currie Railway Station providing regular services into Edinburgh, there is a Park and Ride at Riccarton and there are bus services to Balerno and Edinburgh from the main road. Currie is also well placed for access onto the city bypass and hence onto the motorway network across central Scotland.

There are a number of golf courses nearby including Baberton Golf Club and Malleny Gardens, the Pentland Hills, Hillend Snowsports Centre and pleasant walks along the Water of Leith offers great scope to those who enjoy the outdoor life.



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