

37 Riccarton Grove

CURRIE, EDINBURGH, EH14 5PD



This superb three-bedroom detached house has been thoughtfully extended and now includes a large utility room and a stunning master bathroom



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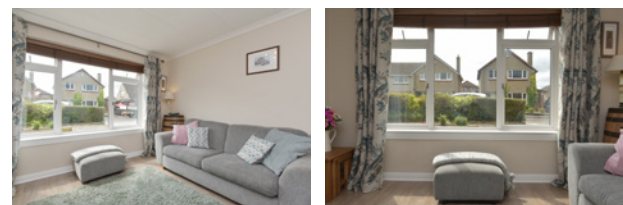


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McEwan Fraser is delighted to present the superb three-bedroom detached house which is presented to the market in excellent condition. The house has been thoughtfully extended and now includes a large utility room and a stunning master bathroom. Further benefits include gas central heating, double glazing, and large low-maintenance front and rear gardens.

THE LIVING ROOM



Accommodation is focused on a generous living room that has contemporary décor, quality laminate flooring, and ample natural light that arrives through a large picture window. There is ample space for a large suite and supporting furniture allowing a new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



A generous dining kitchen overlooks the rear garden. The kitchen has a full range of based and wall-mounted units that provide plenty of prep and storage space. There are a range of integrated appliances including a five-ring gas hob, an oven and grill, a dishwasher and a fridge freezer. Laundry facilities and further storage can be found in the attached utility room.



THE UTILITY



Ground floor accommodation is completed by a stunning master bathroom room which is fully tiled and includes a white suite with dual sinks, a toilet, a large mains shower, and a stunning free-standing bath.

THE BATHROOM





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a shower room, and a large loft space for additional storage. Bedroom one is a particularly spacious double with three integrated wardrobes. Bedroom two is also a generous double with an integrated wardrobe. Bedroom three is a generous single with a single integrated wardrobe. The shower room has superb contemporary tiling, natural light, and a further mains shower.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



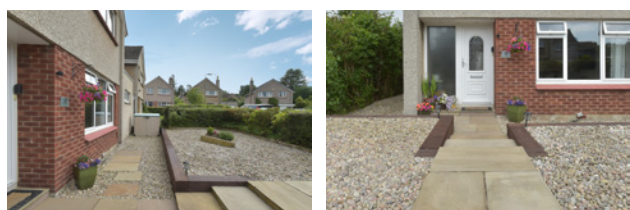
BEDROOM 3



Externally, the property has a low-maintenance front garden and a driveway for one car. The large rear garden has a beautiful patio which offers plenty of entertaining space alongside a mature lawn.

This is a beautiful home and internal viewing is highly recommended.

EXTERNALS



THE LOCATION

Today, whilst Currie is indisputably Edinburgh, its authentic rural personality is unmistakable. The region offers an enticing combination of rural charm and nearby city attractions. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month.





The area has a local primary and secondary school and private education is on offer a short drive away, closer to the city centre. The extensive Hermiston Gait and Gyle Shopping Centres are just a short drive away. The Pentland Hills are also on the doorstep, perfect for outdoor pursuits including walking, mountain biking and horse riding, and there is excellent fishing at Harlaw and Threipmuir reservoirs. Currie Rugby Club can be found in Balerno and a championship golf course, leisure club and spa facilities are found at Dalmahoy Marriott Hotel and Country Club beside nearby Kirknewton. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport, Queensferry Crossing and Glasgow.



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