

14 Riccarton Avenue

CURRIE, EDINBURGH, EH14 5PQ



Beautifully presented three-bedroom chalet-style semi-detached home in sought-after Currie, boasting bright and versatile accommodation



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McEwan Fraser Legal is delighted to present this beautifully maintained three-bedroom chalet-style semi-detached home, set within a superbly landscaped plot in the highly sought-after district of Currie. Offering spacious, versatile, and light-filled accommodation throughout, the property is perfectly positioned within walking distance of excellent local amenities, reputable schooling, and superb transport links. Further benefits include a detached garage, private driveway, south-facing rear garden, gas central heating, and double glazing.

THE LIVING ROOM

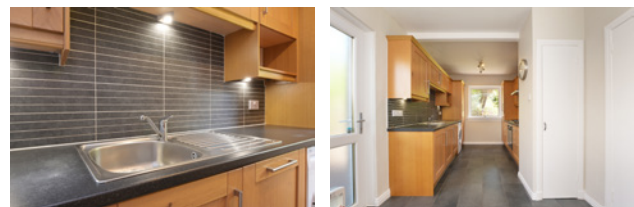


Presented in excellent condition, this attractive home is certain to appeal to a wide range of buyers, from growing families to downsizers seeking flexible living space. The accommodation is centred around a generous living room, where a large picture window frames views over the sunny south-facing rear garden and fills the space with natural light. A feature fireplace provides an inviting focal point, while the room itself offers ample space for both everyday living and entertaining.

THE KITCHEN



The spacious kitchen is exceptionally well-appointed, featuring an excellent range of base and wall-mounted units that provide superb preparation and storage space. There is ample room for a breakfast table, creating an ideal setting for casual dining. Integrated appliances include a gas hob, electric oven, fridge freezer, and dishwasher.



BEDROOM 3

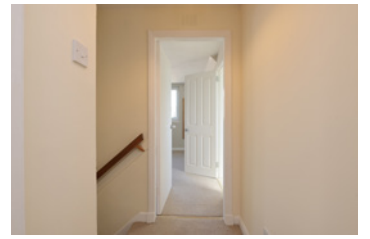


The ground floor further benefits from a generously proportioned third double bedroom, complete with built-in wardrobes and views towards the front garden, alongside a stylish, fully tiled family bathroom. The bathroom comprises a contemporary three-piece suite with a mains shower positioned over the bath.



THE BATHROOM





Upstairs, there are two further well-proportioned double bedrooms, both benefiting from integrated wardrobes. The principal bedroom is particularly impressive, offering excellent proportions and the added luxury of an en-suite shower room.

BEDROOM 1



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BEDROOM 2

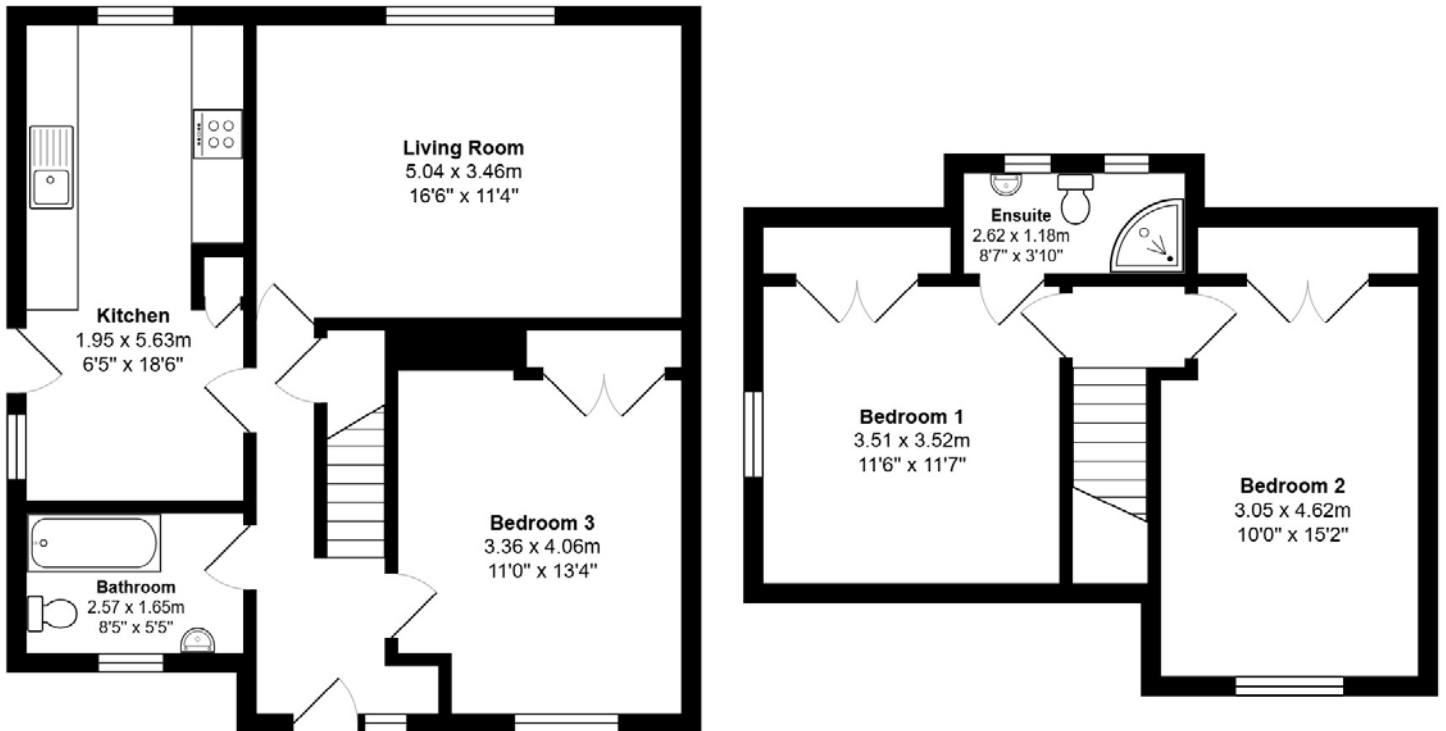


Externally, the property enjoys beautifully maintained gardens to both the front and rear. The front garden features a mature lawn enclosed by gates and a privet hedge, together with a private driveway providing parking for two vehicles and access to the detached garage. To the rear, the south-facing garden is a true suntrap, thoughtfully landscaped with a lovely patio area ideal for outdoor dining and relaxation, alongside a mature lawn and established planting beds that create a peaceful and private setting.

EXTERNALS

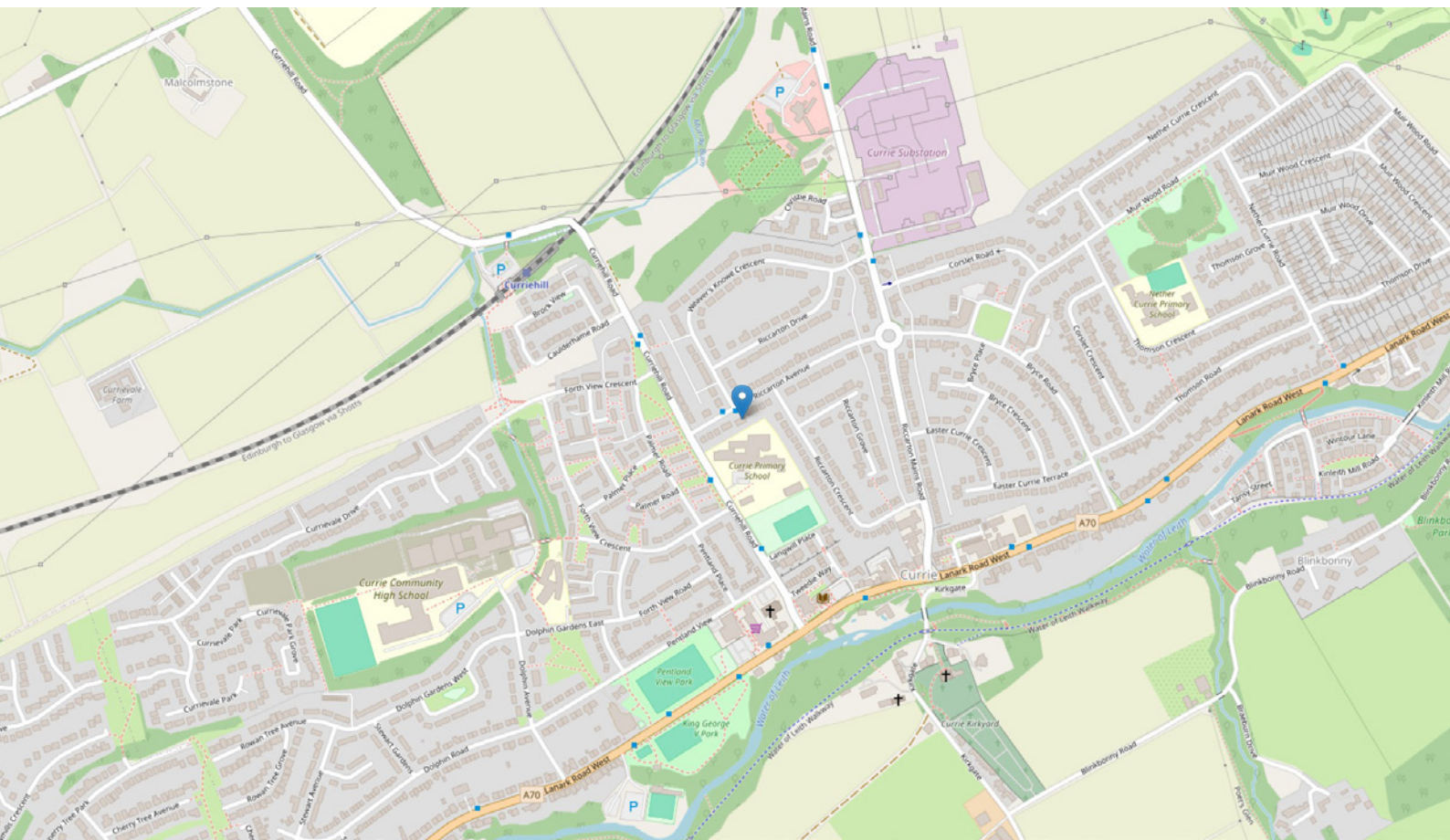


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98.5m² | EPC Rating: D



THE LOCATION

Situated on Riccarton Avenue in the highly desirable suburb of Currie, this property enjoys an exceptional balance of tranquillity, convenience, and community spirit. Known for its leafy surroundings, attractive homes, and peaceful residential streets, Currie provides a welcoming environment for families, professionals, and retirees alike. Currie boasts a strong local community and an excellent range of amenities. Residents benefit from easy access to nearby shops, cafés, restaurants, and everyday essentials, along with healthcare facilities and other local services. The area is also ideal for those who enjoy an active lifestyle, with a variety of recreational opportunities including parks, sports facilities, and scenic walking and cycling routes along the Water of Leith and surrounding countryside.





Families are particularly well served, with several highly regarded primary and secondary schools nearby, as well as local nurseries and a range of after-school activities. The area's reputation for excellent schooling continues to make Currie one of Edinburgh's most sought-after suburban locations. Transport connections are excellent, with regular bus services providing convenient access to Edinburgh city centre and surrounding areas. For commuters travelling further afield, the nearby A70 and Edinburgh City Bypass offer quick links to Edinburgh Airport, the motorway network, and neighbouring towns.

Riccarton Avenue is also perfectly positioned for enjoying some of Edinburgh's finest outdoor spaces. The Pentland Hills Regional Park is just a short drive away, offering extensive opportunities for walking, cycling, and outdoor pursuits, while the nearby riverside walks and green spaces create an attractive setting for everyday leisure. In addition, the property is conveniently located close to Heriot-Watt University and the extensive grounds of Riccarton Campus.

Combining a peaceful residential setting with excellent amenities, respected schools, beautiful green spaces, and superb transport links, Riccarton Avenue represents an outstanding location for those seeking the best of suburban living within easy reach of Edinburgh city centre.



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