

62 Dolphin Road

CURRIE, EDINBURGH, EH14 5RY



*Spacious Three Bed Semi Detached Home
In Edinburgh's Popular Area Of Currie*



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McEwan Fraser Legal is delighted to present this generously proportioned three-bedroom semi-detached house in Edinburgh's popular area of Currie.

THE LOUNGE



Inside, the property comprises:

- Spacious lounge with a gas fireplace. The living room benefits from windows on both sides of the building, flooding the room with natural light.
- Fully equipped kitchen/dining room. The kitchen is well equipped with a gas hob, fan oven and freestanding white goods as well as ample family dining space.
- In addition to the living space the property also benefits from a conservatory to the site of the property accessed via the kitchen and offers an excellent work-from-home space.

THE KITCHEN



THE CONSERVATORY





- The house has three bedrooms. Two of which are double in size and the third is more of a spacious single bedroom.
- There is one family bathroom which is fitted with a three-piece white suite and has a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

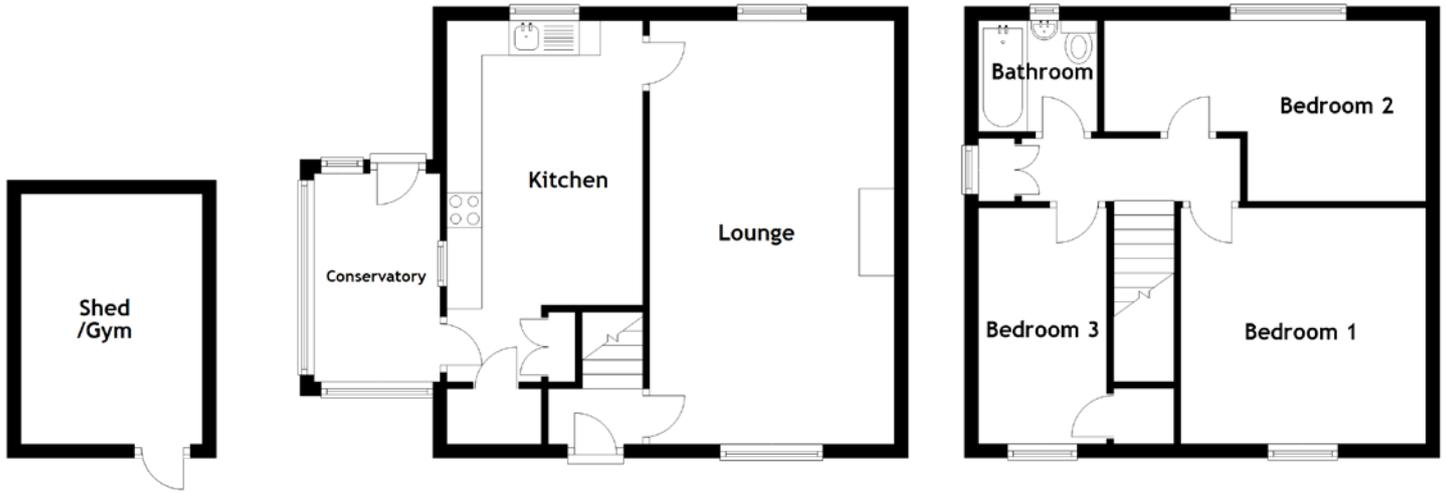


The garden is well proportioned and has a large shed which is equipped with electricity and is set as a home gym. There is also ample rear and side garden space as well as off-street parking in the single driveway. In addition to this, the property benefits from a new gas combi boiler and full double glazing making a warm and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

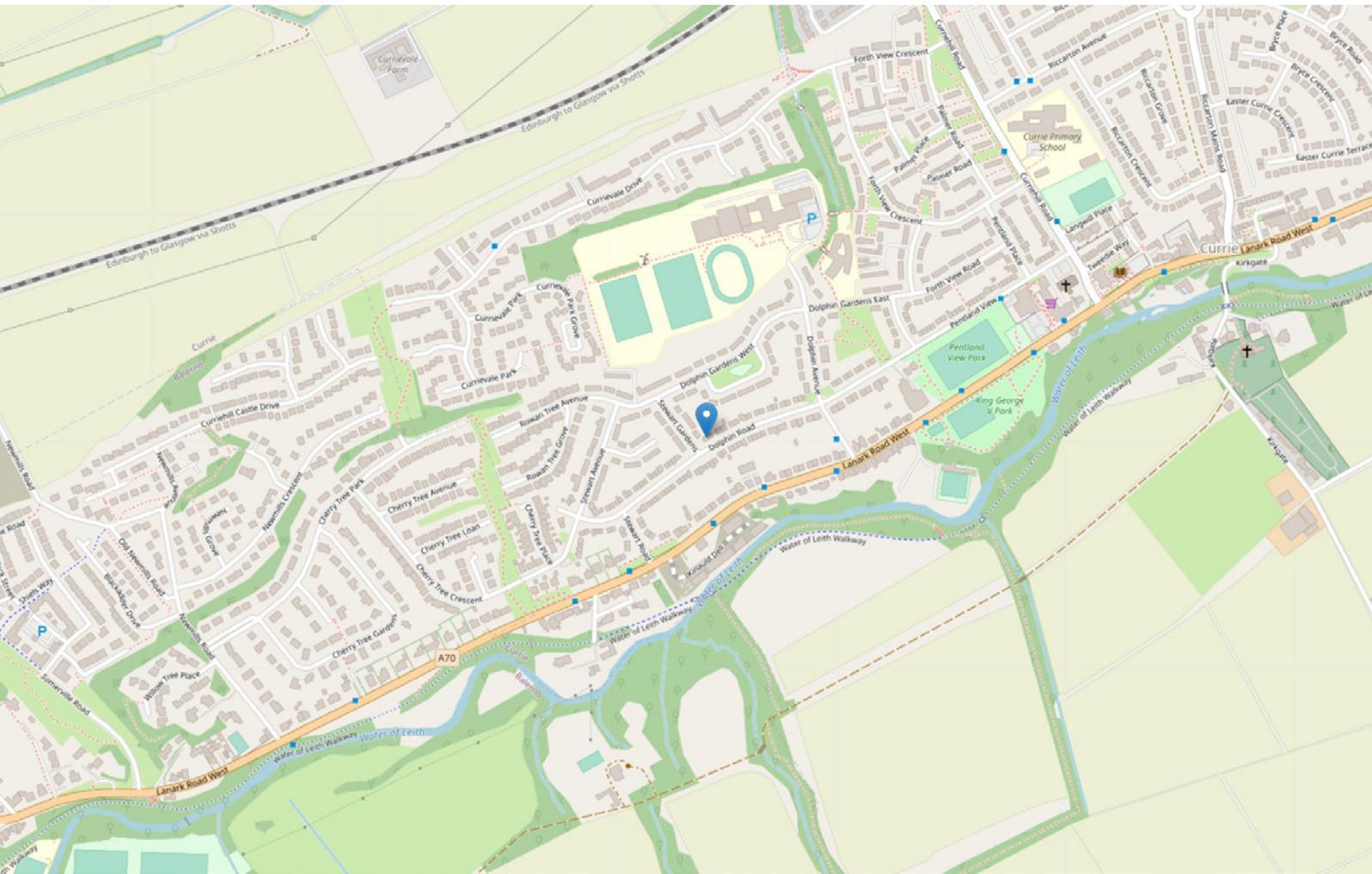


Approximate Dimensions
(Taken from the widest point)

Lounge 6.10m (20') x 3.50m (11'6")
 Kitchen 4.10m (13'5") x 2.80m (9'2")
 Conservatory 3.00m (9'10") x 1.80m (5'11")
 Bathroom 1.80m (5'11") x 1.60m (5'3")

Bedroom 1 3.60m (11'10") x 3.40m (11'2")
 Bedroom 2 4.60m (15'1") x 2.60m (8'6")
 Bedroom 3 3.50m (11'6") x 1.80m (5'11")
 Shed/Gym 3.60m (11'10") x 2.60m (8'6")

Gross internal floor area (m²): 84m²
 EPC Rating: D



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 are 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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