

54 Dolphin Gardens West

CURRIE, EDINBURGH, EH14 5RE



Three-bedroom mid-terraced house with a private rear garden, making for an ideal purchase for a family home



0131 524 9797

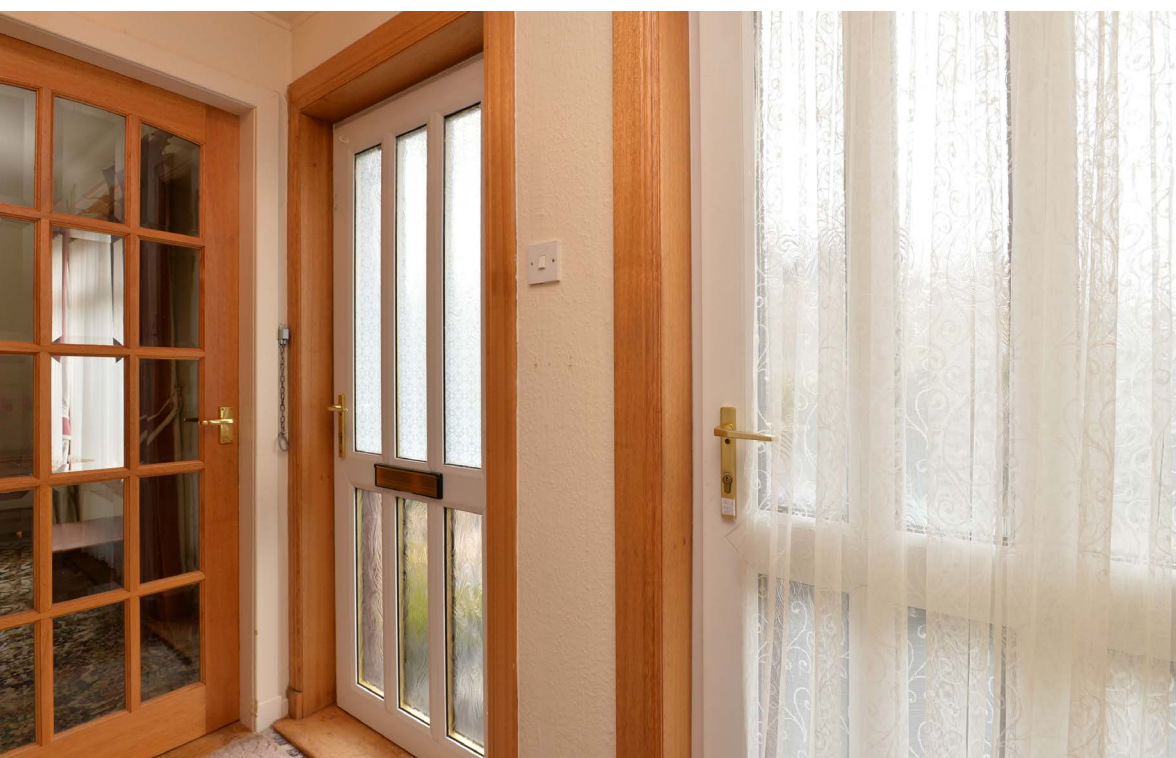


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An excellent opportunity has arisen to acquire this lovely, three-bedroom mid-terraced house with a private rear garden, making for an ideal purchase for a family home. Viewing of this property is highly recommended.



THE LOUNGE

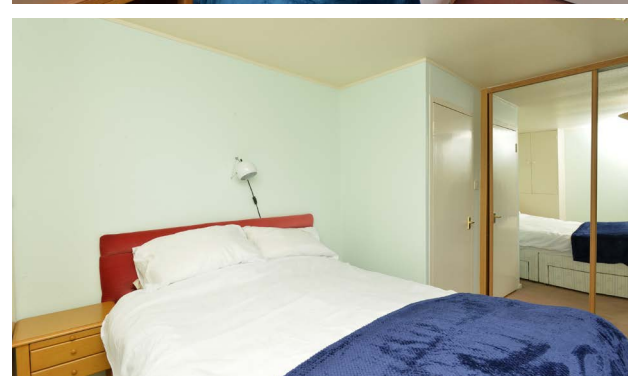
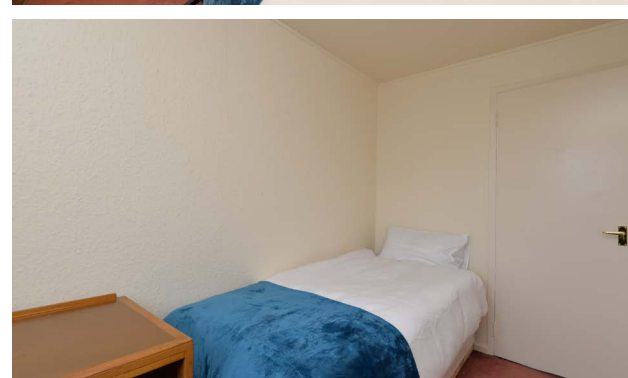
The accommodation is in good condition but does need upgrading throughout, briefly consisting of an entrance hallway leading to a bright and spacious lounge/diner with French doors leading out into the garden. The kitchen has ample space for floor and wall mounted units. There are three bedrooms, the master has large built-in wardrobes. There is also a good-sized family bathroom.





THE KITCHEN







THE BATHROOM





Approximate Dimensions

(Taken from the widest point)

Lounge	6.18m (20'3") x 3.58m (11'9")	Shower Room	1.86m (6'1") x 1.72m (5'8")
Kitchen	3.46m (11'4") x 2.85m (9'4")		
Bedroom 1	3.46m (11'4") x 3.06m (10')	Gross internal floor area (m ²): 82m ²	
Bedroom 2	3.82m (12'6") x 2.66m (8'9")	EPC Rating: E	
Bedroom 3	3.46m (11'4") x 1.85m (6'1")		



Externally there is a private garden to the front of the property, which could be used for off-street parking if permission is granted to drop the kerb.

There is unrestricted on-street parking for visitors. To the rear, there is a lovely garden, which is generous in size and has a good-sized lawn and a patio area.

The property has full double glazing and benefits from gas central heating to make for a warm yet cost-effective home all year round.



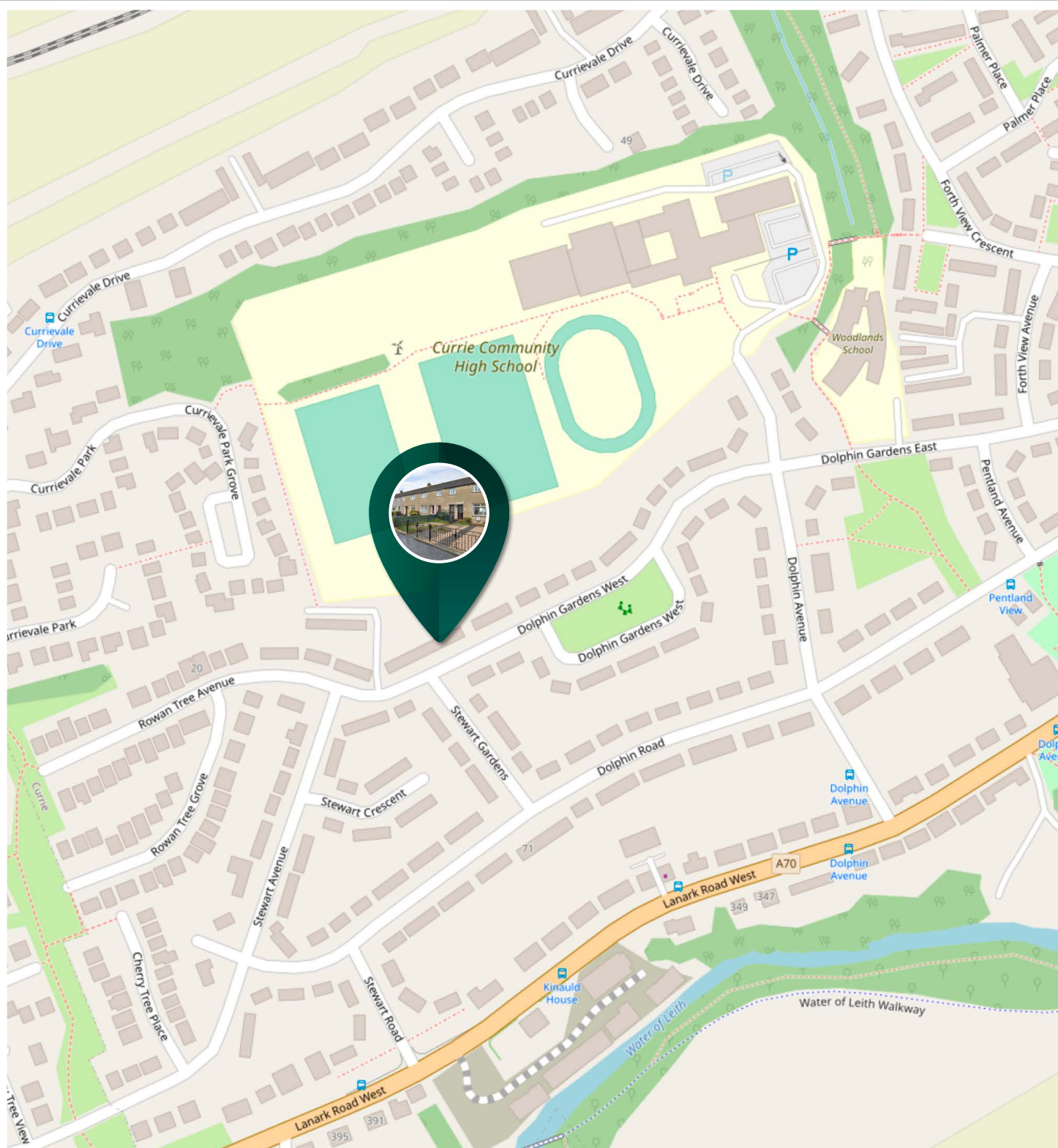


Currie is one of the most popular residential areas on the outskirts of Edinburgh and is only seven miles from the city centre itself. It has a strong community spirit and a very good selection of local amenities including a butcher and baker, chemist, bars, cafes and local grocery stores with more available in nearby Balerno, Juniper Green or at the South Gyle.

The house is in the current catchment area for Nether Currie Primary and Currie High School. Heriot-Watt University is also only a few minutes' drive away at Riccarton.

The area features excellent transport links with Currie Railway Station providing regular services into Edinburgh and Glasgow. There is also a Park and Ride service at Riccarton and there are bus services into Edinburgh and out to Balerno. The nearest bus stop is only a few minutes walk. Currie is also well placed for access onto the City Bypass, M8 and M9 motorways and Edinburgh Airport. The area provides great access to the outdoors. The Water of Leith walkway is five minutes walk from the house. There is also easy access to the Pentland Hills Regional Park and its many walking and biking routes. There are also a number of golf courses nearby including Baberton Golf Club and Dalmahoy Golf and Country club.

THE LOCATION



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