

# 17 Dolphin Road

CURRIE, EDINBURGH, EH14 5RY



*THREE-BEDROOM  
LOWER FLAT IN CURRIE*



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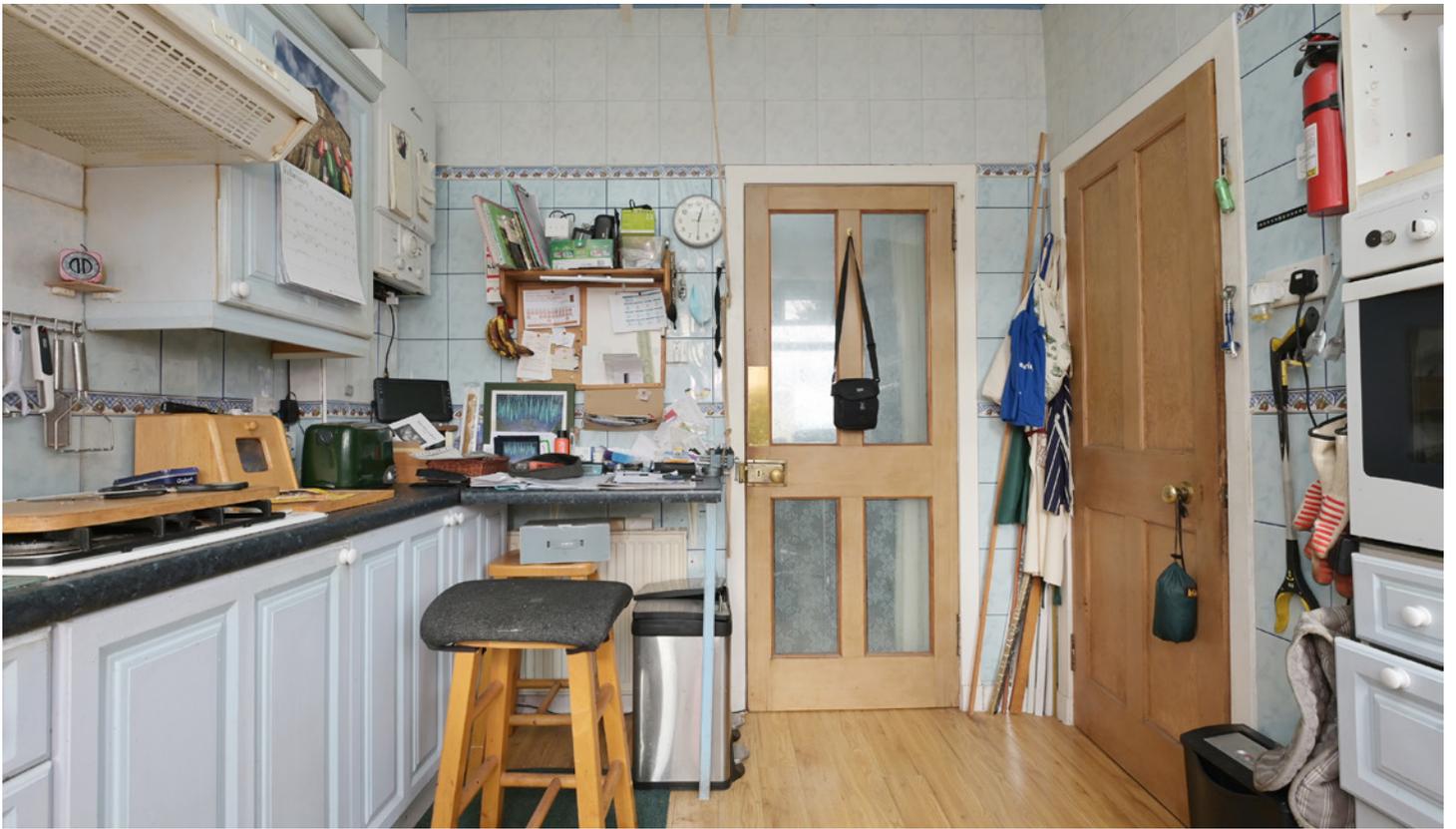
McEwan Fraser Legal is delighted to present this three-bedroom lower flat at 17 Dolphin Road, Currie. The property requires modernisation throughout, offering an excellent development opportunity for buyers looking to add value and tailor a home to their own specification.

Set within a popular residential area, the flat benefits from a practical layout and well-proportioned rooms.

Inside, the property comprises of:

- Spacious lounge providing a comfortable main living area with scope for reconfiguration
- Kitchen fitted with a gas hob and fan oven, offering a solid base for refurbishment
- Three bedrooms, including two generous doubles and a further well-sized bedroom
- Offering flexibility for family living, home working, or rental use
- Shower room fitted with a basic suite, requiring upgrading





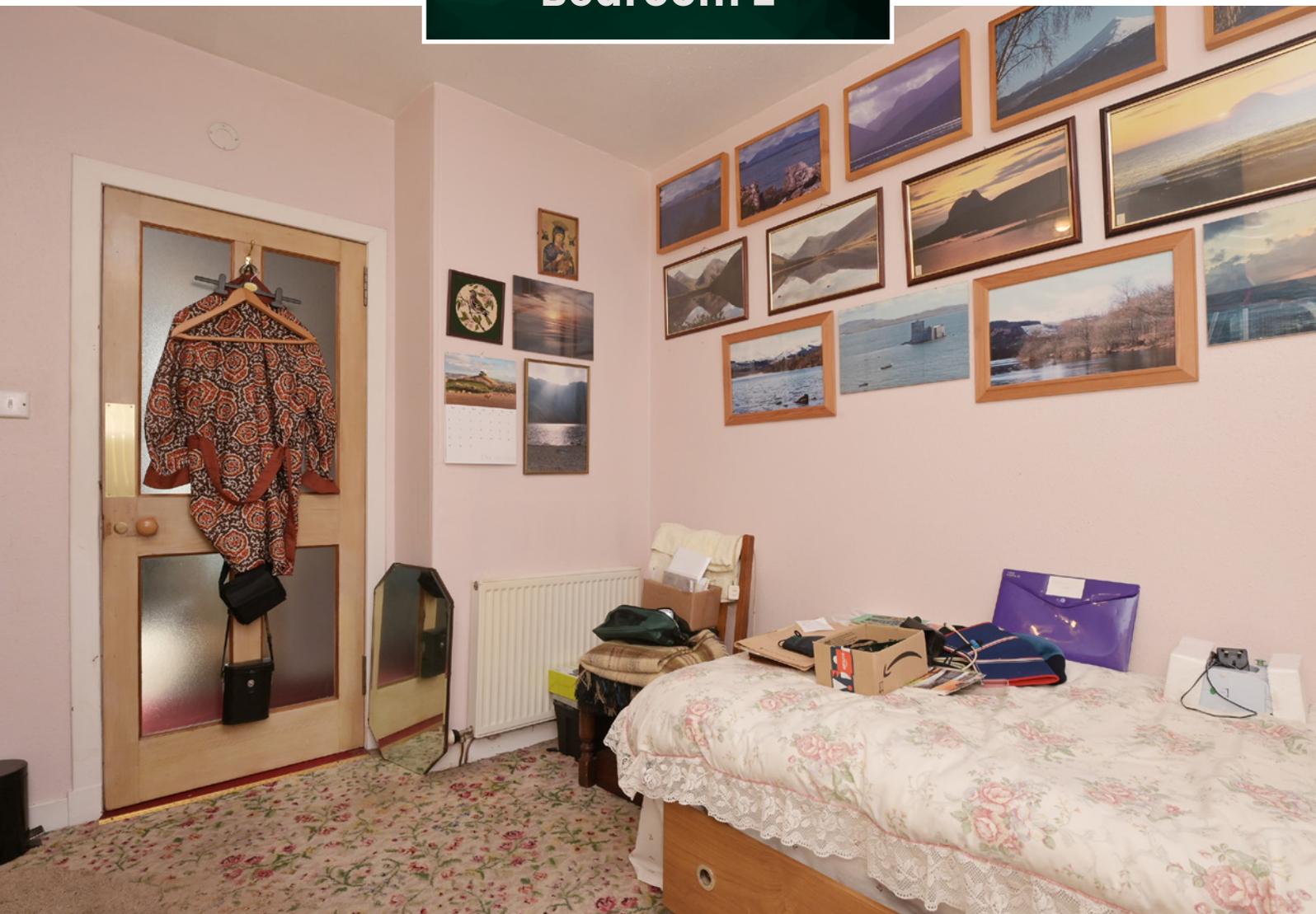


**Bedroom 1**



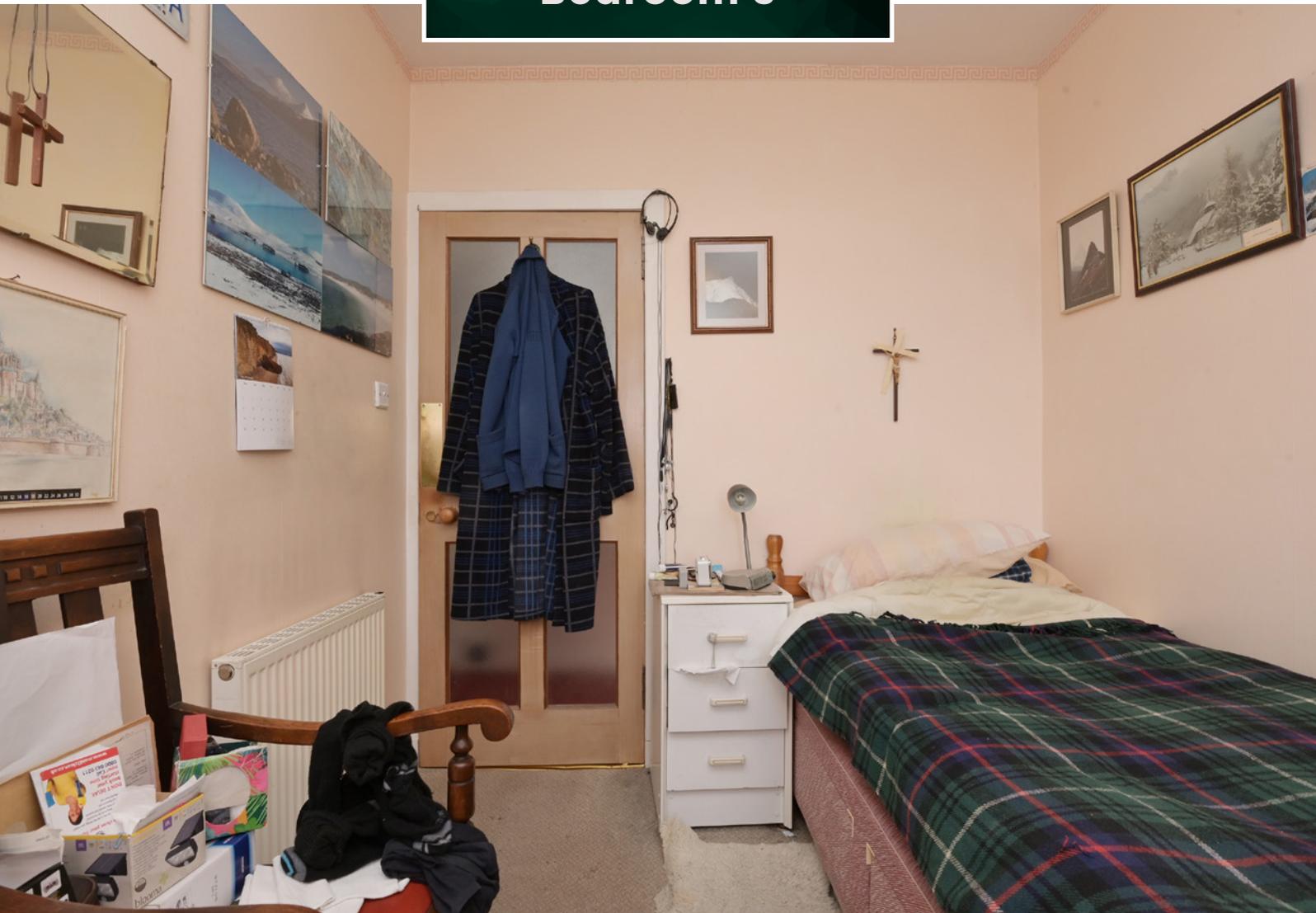


**Bedroom 2**

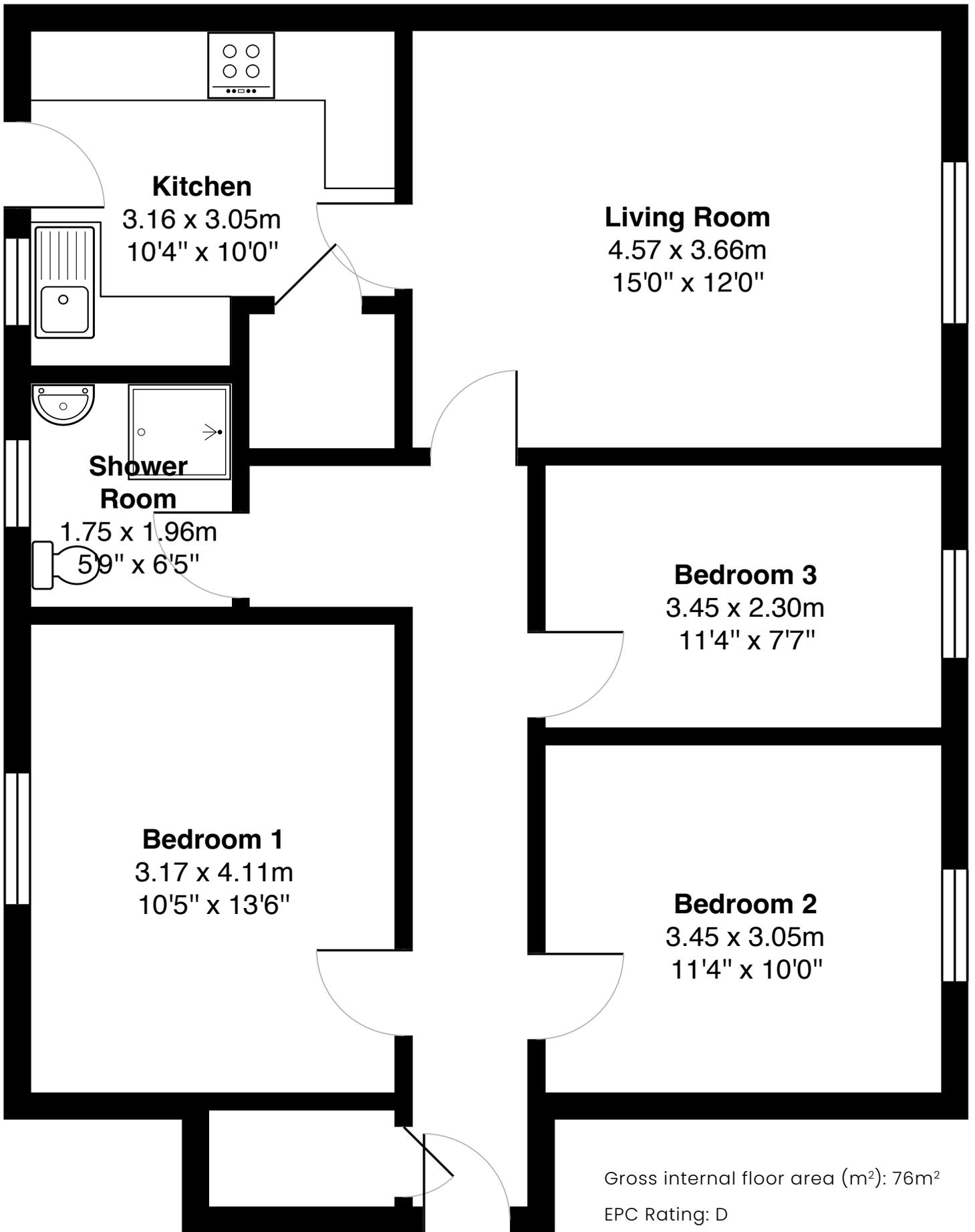




**Bedroom 3**







To the rear of the property, you will find a generous garden. This property presents a rare opportunity to acquire a lower flat in Currie with clear potential for improvement. With strong fundamentals, a desirable location, and scope to modernise throughout, this property will appeal to developers, investors, and buyers seeking a project in an established and well-connected suburb of Edinburgh.

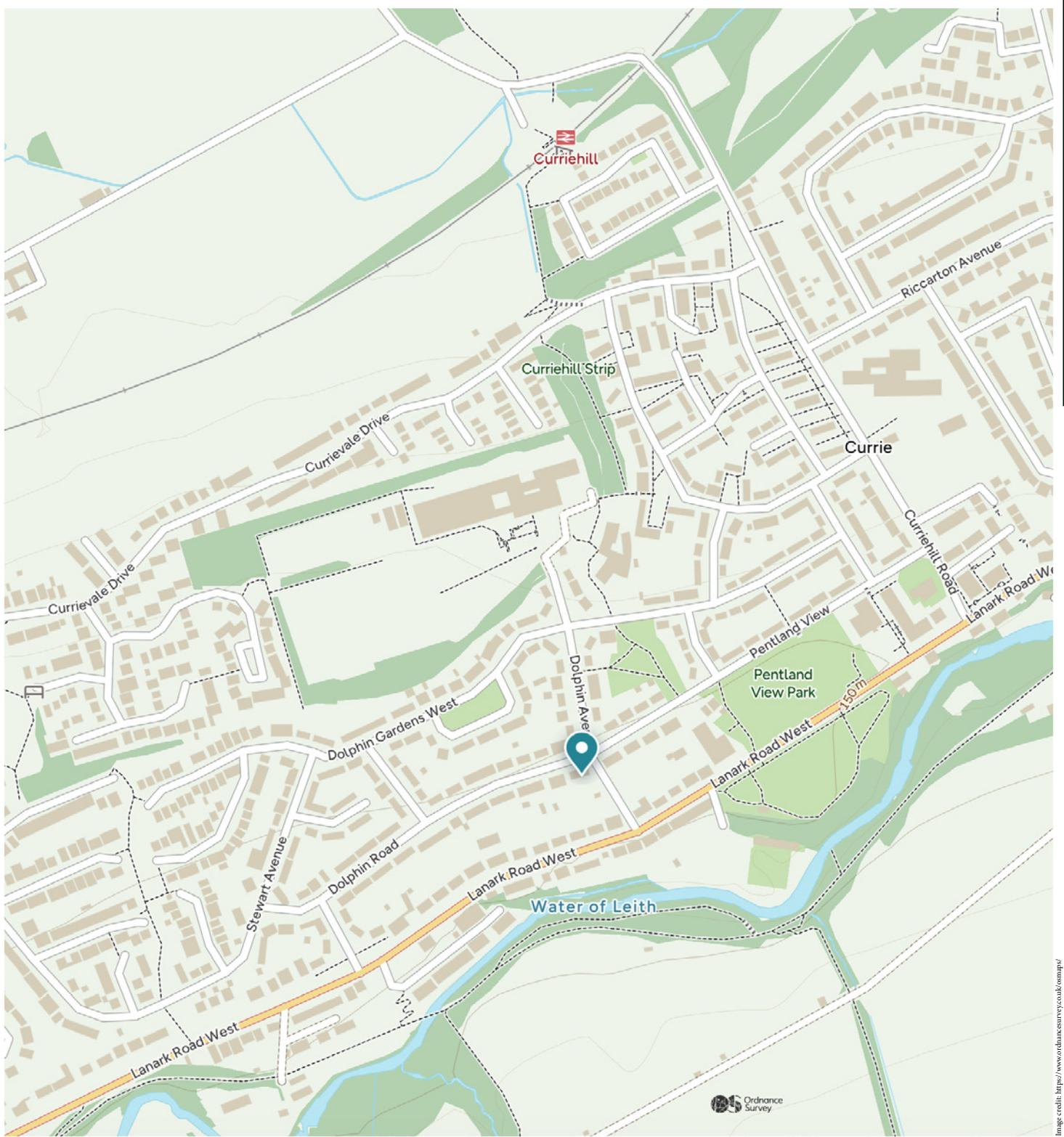




Currie is a highly desirable residential area on the outskirts of Edinburgh, just seven to eight miles from the city centre. It offers a strong community spirit and excellent amenities, including a post office, chemist, bars, butcher, newsagent, and bank, with more available in nearby Balerno, Juniper Green, and South Gyle.

The area falls within the catchment for Currie Primary and High Schools, and Heriot-Watt University is only minutes away. Transport links are superb, with Currie Railway Station providing regular services to Edinburgh, a Park and Ride at Riccarton, frequent bus routes, and easy bypass access to the motorway network. Outdoor attractions include Baberton Golf Club, Malleny Gardens, the Pentland Hills, Hillend Snowsports Centre, and scenic walks along the Water of Leith.

## The Location



# McEwan Fraser Legal

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