

13 Riccarton Crescent

CURRIE, EDINBURGH, EH14 5PB



*SPACIOUS FOUR BEDROOM SEMI-DETACHED
FAMILY HOME IN CURRIE*



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McEwan Fraser Legal is delighted to present this four-bedroom semi-detached house in Currie. The property is in excellent condition having been well looked after by the current owners.

Inside, the property comprises of a spacious living room which is front-facing and also leads into the dining room and onto the decking area at the rear of the property via sliding doors. The living and dining room benefit from hardwood flooring and gas fireplace which brings a lovely character to the area.

There is a fully equipped kitchen with dining area and direct access to the rear garden. The kitchen is well equipped with gas hob, gas oven, and a mix of integrated and free-standing furniture.





dining room



the kitchen





dining area





The property benefits from three bedrooms upstairs and one en-suite double bedroom downstairs. The three upstairs bedrooms vary in size with two of which being well proportioned double bedrooms the third is a small double/spacious single bedroom. The ground floor double with en-suite makes up part of the extension which accommodates the dining area to the kitchen and also the bedroom and three-piece en suite shower room.

The home has two bathrooms of which the main family bathroom is situated on the first floor and has a large walk-in shower and a heated towel rail. The second is the en-suite shower room which is fitted with a modern white three-piece suite.

In addition to the accommodation mentioned the house also benefits from a utility room, off-street parking, private front and back gardens, full double glazed windows and modern gas central heating system. Early viewings are recommended to avoid disappointment.





bedroom 1





bedroom 2

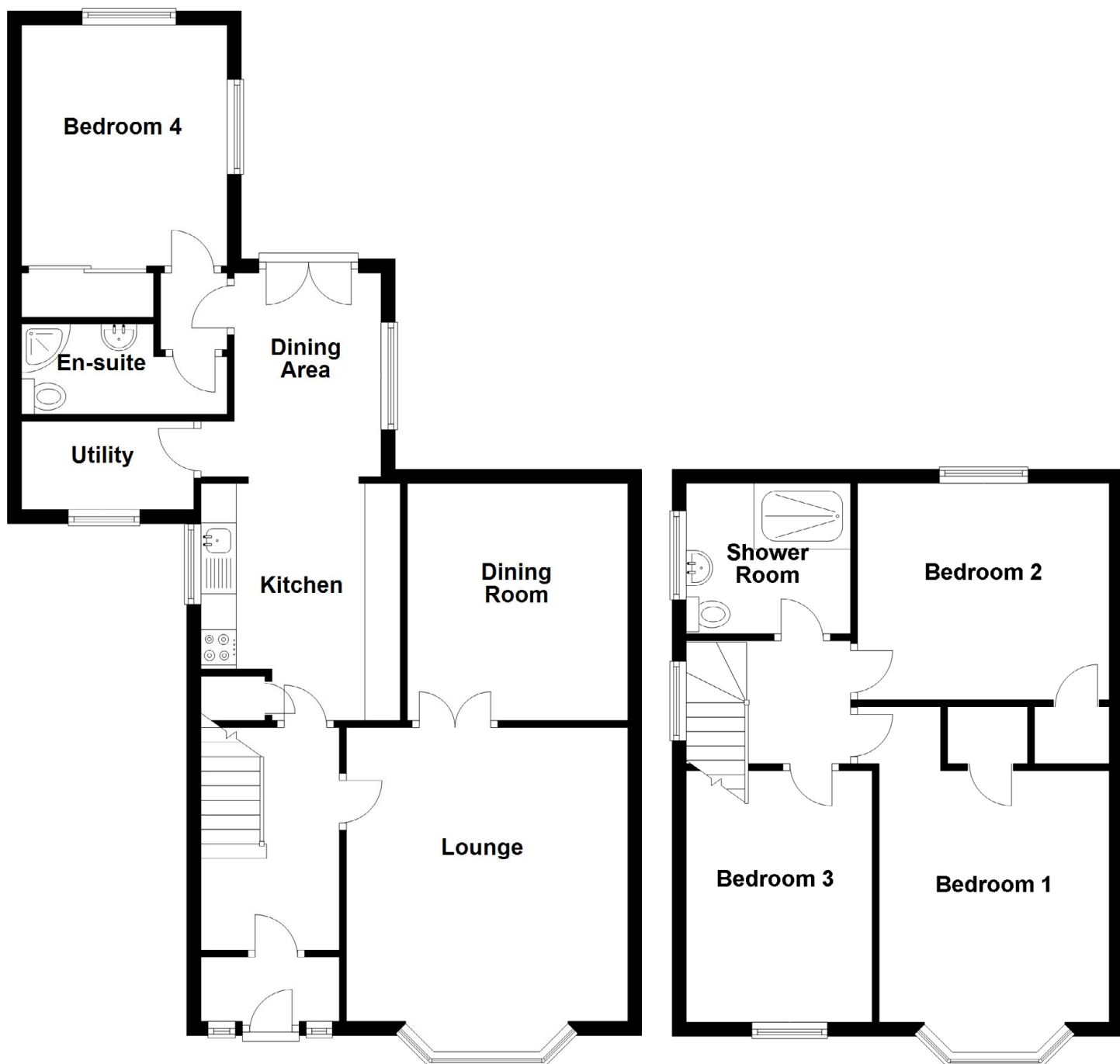




bedroom 3







Approximate Dimensions
(Taken from the widest point)

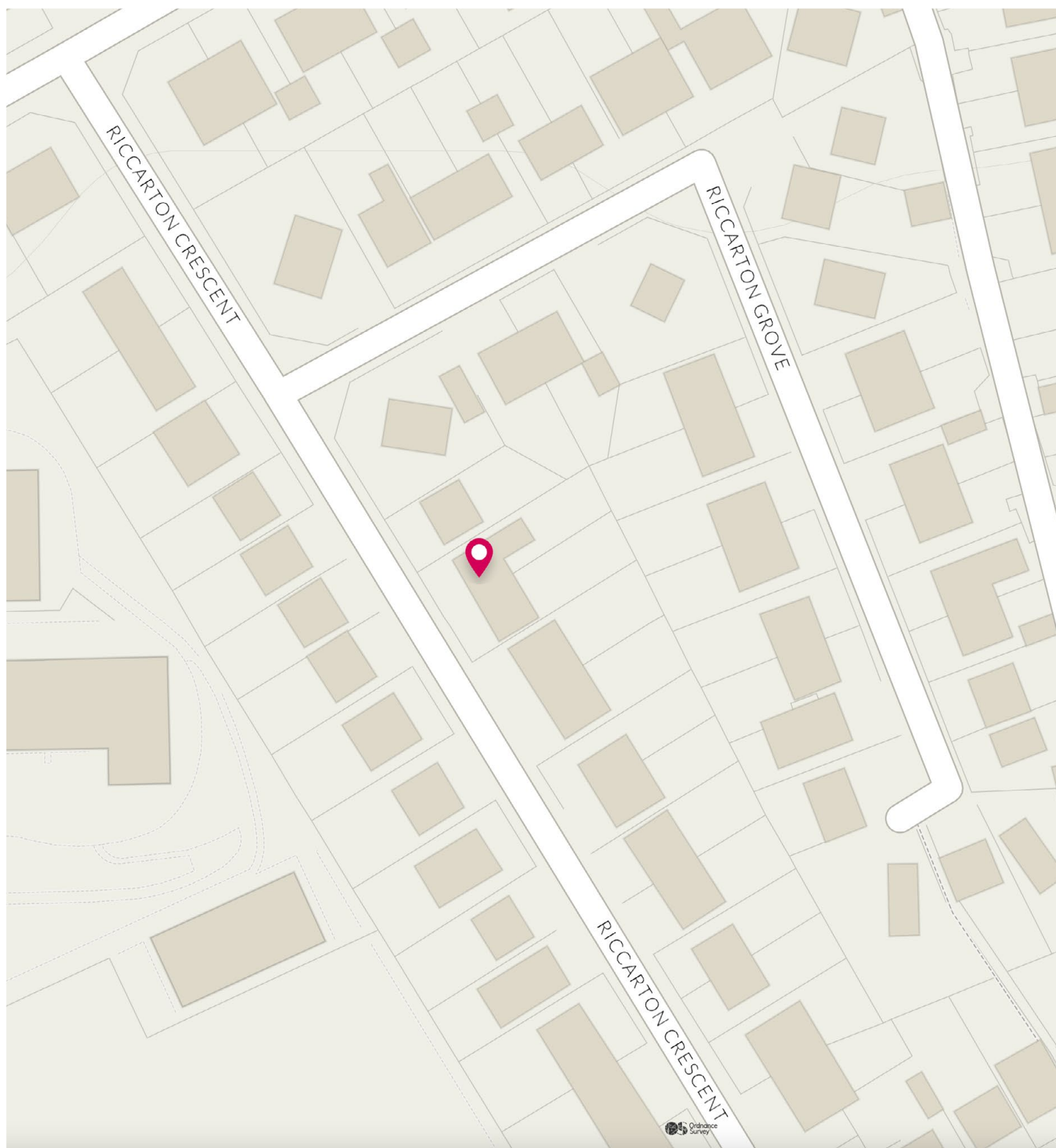
Lounge	4.75m (15'7") x 3.97m (13')	Bedroom 1	5.09m (16'8") x 3.28m (10'9")
Dining Room	3.34m (11') x 3.11m (10'3")	Bedroom 2	3.59m (11'9") x 3.09m (10'2")
Kitchen	3.34m (11') x 2.81m (9'3")	Bedroom 3	3.59m (11'9") x 2.65m (8'8")
Dining Area	2.88m (9'5") x 2.54m (8'4")	Shower Room	2.34m (7'8") x 2.15m (7'1")
Bedroom 4	3.40m (11'2") x 2.85m (9'4")	Gross internal floor area (m ²): 123m ² EPC Rating: D	
En-suite	2.90m (9'6") x 1.46m (4'9")		
Utility	2.43m (8') x 1.50m (4'11")		





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 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.



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