



## 30 Riccarton Drive, Currie, City of Edinburgh, EH14 5PN

Light & Beautifully Presented, Two-Bedroom, Semi-Detached Bungalow with Garden, Driveway & Garage

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# Property Description

Light and beautifully presented two-bedroom semi-detached bungalow, with gardens, driveway and garage. Nestled on a tranquil road, positioned on a peaceful residential street in the heart of Currie, close to Heriot-Watt University.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Highlights include a fitted kitchen with appliances and Quartz stone worktops, a modern bathroom, hardwood flooring and contemporary lighting. In addition, there is double glazing, gas central heating, and good storage, mirroring the floor plan.

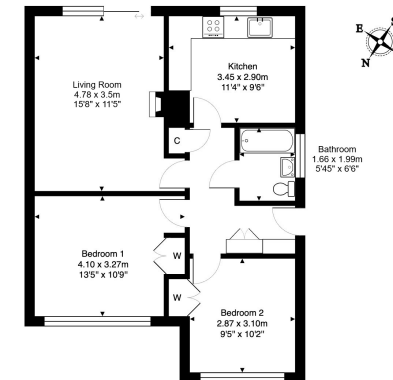
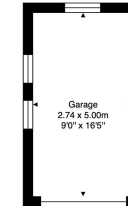
Externally, the property benefits from a well-kept enclosed rear garden with a porcelain-tiled patio and a large green, as well as a driveway and a garage.

A welcoming entrance hall provides access to all rooms throughout this well-presented home. Set to the rear, the spacious living room features attractive wood-effect flooring, a central light fitting, a charming fireplace, and glass sliding doors that open directly onto the rear garden — perfect for enjoying natural light and seamless indoor-outdoor living. Across the hall, the modern fitted kitchen is designed with both style and practicality in mind, offering spotlighting, Quartz stone worktops, wood-effect flooring, and integrated appliances including a fridge, freezer, oven, and electric hob with a sleek canopy extractor above.

At the front of the property, two generously sized bedrooms both benefit from built-in storage cupboards, providing excellent space for wardrobes, shelving, or additional furnishings. The bedrooms offer versatility — ideal as relaxing main bedrooms, stylish guest rooms, or even a home office setup if desired, all while enjoying a bright and airy feel thanks to large front-facing windows. Completing the home, the contemporary three-piece bathroom is fitted with a rainfall showerhead over the bath, complemented by a modern tiled splashback surround and a ladder-style radiator for a touch of added comfort.

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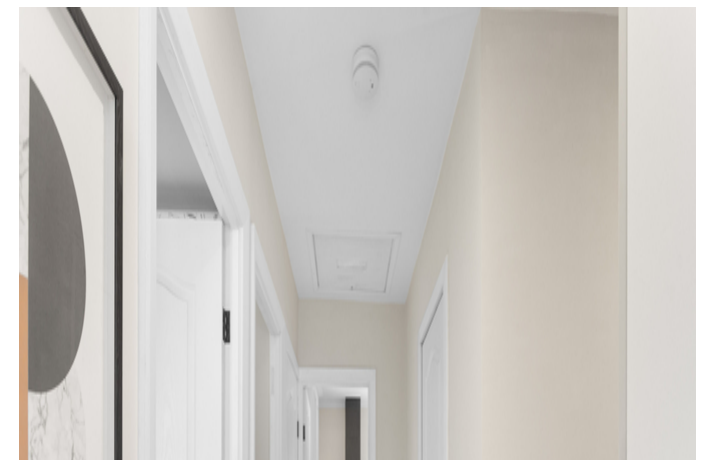
Approximate Gross Internal Area: 64.4m.sq ... 693.2 ft.sq (excluding garage)

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Currie, Juniper Green, and nearby Balerno offer a charming village atmosphere while providing an excellent range of local amenities. For wider shopping needs, The Gyle Shopping Centre and Hermiston Gait are just a short drive away, featuring a variety of high-street retailers and major supermarkets. The area is perfect for outdoor enthusiasts, with numerous scenic walks available along the Water of Leith, in the Pentland Hills, or through the beautiful Malleny National Trust Gardens. Golf lovers can enjoy access to the prestigious Dalmahoy Golf and Country Club, offering

top-tier facilities. Excellent transport links include regular bus services and Curriehill railway station, providing convenient connections to Edinburgh city centre and surrounding areas. Well-regarded local schools, such as Currie Primary School and Currie High School, serve the community, while the main Heriot-Watt University campus, home to the impressive Oriam Sports Complex, Scotland's national performance centre for sport, is also nearby.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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