



3 Riccarton Drive, Currie, City of Edinburgh, EH14 5PN

Beautifully Presented Five-Bedroom, Semi-Detached Home with a Garden and a Monobloc Driveway

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Property Description

Beautifully presented and extended, five-bedroom, semi-detached home, with professionally landscaped gardens, a monobloc driveway for two vehicles. Located on a quiet side street in the desirable and sought-after Currie area, southwest of Edinburgh centre.

Comprises a vestibule, hall, living/dining room, kitchen, utility room, a family room, five double bedrooms, a family bathroom, and a shower room.

Finished to an exemplary standard throughout, an exceptional family home with tasteful decor and open living spaces. Featuring stylish kitchen quality integrated appliances and Corian worktops, and a luxury fitted family bathroom including a double-size spa bath and a shower room.

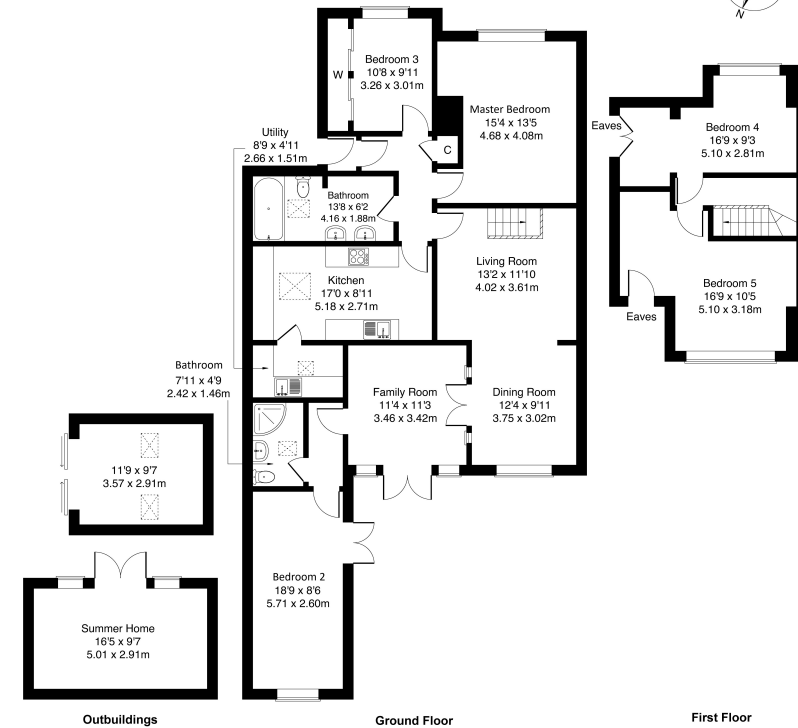
Further highlights include continuous contemporary flooring, spot lighting, skylight windows, and a glass balustrade for the first floor. With a monobloc driveway for two vehicles, tall privacy hedging to the front, a terraced rear garden includes patios, a lawn, three store sheds, and an insulated and powered summer house/office.

Step into this stylish home through a welcoming entrance, leading to a bedroom three with mirrored wardrobes and light décor, and the master bedroom with space for free-standing furniture and a TV point. The family bathroom features skylights, tiled walls, a ladder radiator, a double-sized spa bath, double wash basins, and a concealed cistern. The open-plan living/dining area includes a fireplace, TV point, and space for a large table, with a family room nearby offering wood-effect flooring, a TV point, and patio access.

The modern kitchen boasts Corian countertops, a breakfast bar, and integrated appliances, while the utility room provides space for two appliances, a sink, and storage. The bedroom two includes a TV point, wood-effect flooring, and patio access. A three-piece bathroom featuring a modern shower cubicle. Upstairs, the double bedrooms are spacious, with bedroom four having carpeted flooring and bedroom five having wood-effect flooring. Completing this property is a summer home/ office, allowing further space for entertainment as well as a large garden and patio with sun all day due to the size.



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Approximate Gross Internal Area: (1981 sq ft - 184 sq m.)



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 enjoy a charming village feel, complemented by a wide selection of local amenities. A short drive brings you to The Gyle Shopping Centre and Hermiston Gait, both offering a broad range of high-street retailers and supermarkets. The surrounding area boasts numerous scenic walks, including routes along the Water of Leith, the Pentland Hills, and the beautiful Mallery National Trust Gardens. Golf enthusiasts can enjoy the

renowned Dalmahoy Golf and Country Club. Excellent public transport links, including Curriehill railway station, provide regular services to the city centre and beyond. The area is well served by respected schools such as Currie Primary School and Currie High School. Nearby, the main campus of Heriot-Watt University features the Oriam Sports Complex, Scotland's national performance centre for sport.





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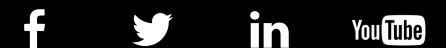
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