



48 Dolphin Road, Currie, City of Edinburgh, EH14 5RY

Well-Proportioned and Presented, South-Facing Three-Bedroom, Semi-Detached House.

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Property Description

Well-proportioned and presented, south-facing three-bedroom, semi-detached house, with gardens and a driveway. Located in the desirable Currie area, south west of Edinburgh centre. Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms, an en-suite WC, and a shower room.

Featuring a modern fitted kitchen with appliances, a stylish bathroom with a utility cupboard, this flexible home offers access to a highly sought-after area.

In addition, there is gas central heating, double glazing, good storage, including a loft and skyline first-floor views to Fife. A particularly generous plot offers further scope for development, with lawns, patios, planting beds, two storage sheds, and a paved driveway to the front.

A bright and generous hall space gives access to the lounge, shower room, and the carpeted stairway with a deep under-stair storage cupboard. Set south facing to the front, the public room can accommodate lounge and dining furniture, and includes a feature fireplace, coving, and a central light fitting. Set off the lounge, the kitchen has a door to the garden, whilst stylish fitted units offer ample storage. Appliances include a fridge/freezer, and an integrated double oven and gas hob with canopy above. A modern shower room has a rear-facing window, and is fitted with a two-piece suite and a corner cubicle, recessed lighting and a built-in utility cupboard housing a washing machine.

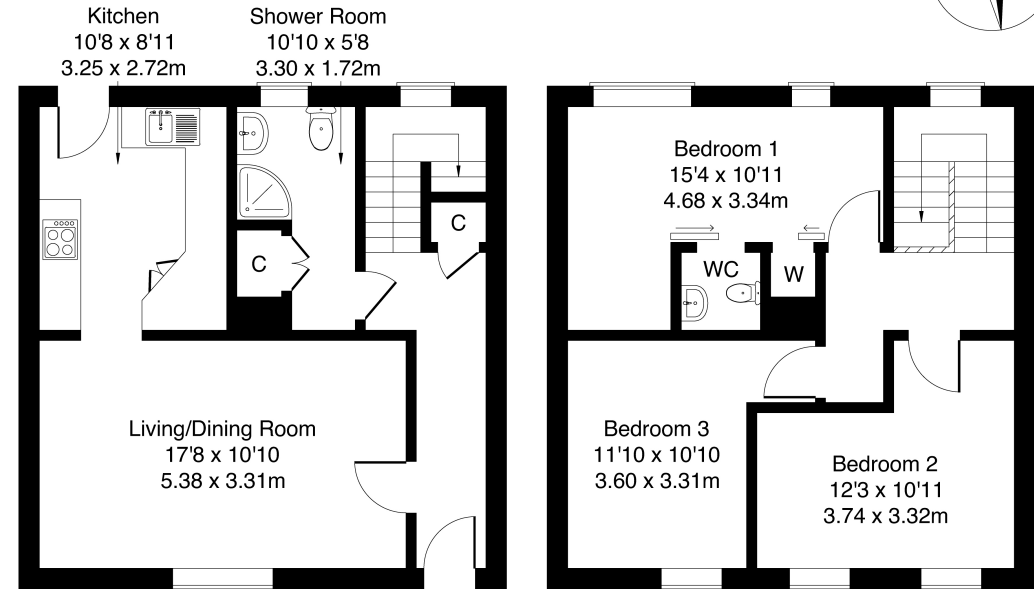
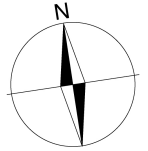
On the first floor, bedroom one overlooks the rear garden and features spot lighting, a TV point, wardrobes, and a built-in WC with a two-piece suite. Two well-proportioned carpeted bedrooms are set to the front, completing the accommodation.

Living Room & Bedroom Three are virtually staged with our compliments.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Ground Floor

First Floor

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 combined with an excellent range of local amenities, making them highly desirable residential areas. Residents enjoy convenient access to The Gyle Shopping Centre and Hermiston Gait, both just a short drive away, providing a wide selection of high-street retailers and supermarkets. For outdoor enthusiasts, the surrounding area boasts beautiful walking routes along the Water of Leith, the Pentland Hills, and the Malleny National Trust Gardens, while golfers can take advantage of the prestigious

Dalmahoy Golf and Country Club. Excellent public transport links, including Curriehill railway station, ensure regular connections to Edinburgh city centre and the wider region. The area is also well served by highly regarded local schools, including Currie Primary School and Currie High School. Additionally, the main campus of Heriot-Watt University, home to the Oriam Sports Complex — Scotland's national performance centre for sport — is located nearby, enhancing the appeal of this vibrant and well-connected community.





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