



**66 Dolphin Road, Currie, City of Edinburgh, EH14 5SA**

Light and Well-Presented, Three-Bedroom, Mid-Terrace House, with Gardens & Double Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

**espc** rightmove  **Zoopla**  
find your happy



# Property Description

Light and well-presented, three-bedroom, mid-terrace house, with gardens and a double driveway. Located in the highly sought-after residential area of Currie, south west of Edinburgh centre.

Comprises a vestibule, hall, living/dining room, kitchen, conservatory, three flexible bedrooms, and a family bathroom.

An ideal family home, with generous public spaces, a fitted kitchen, contemporary flooring, and good storage, including a loft. In addition, there is gas central heating, double glazing, light neutral decor, and a feature fireplace for the lounge.

Externally, there is a low-maintenance double driveway to the front, whilst the rear garden is fully decked and includes a modern store shed.

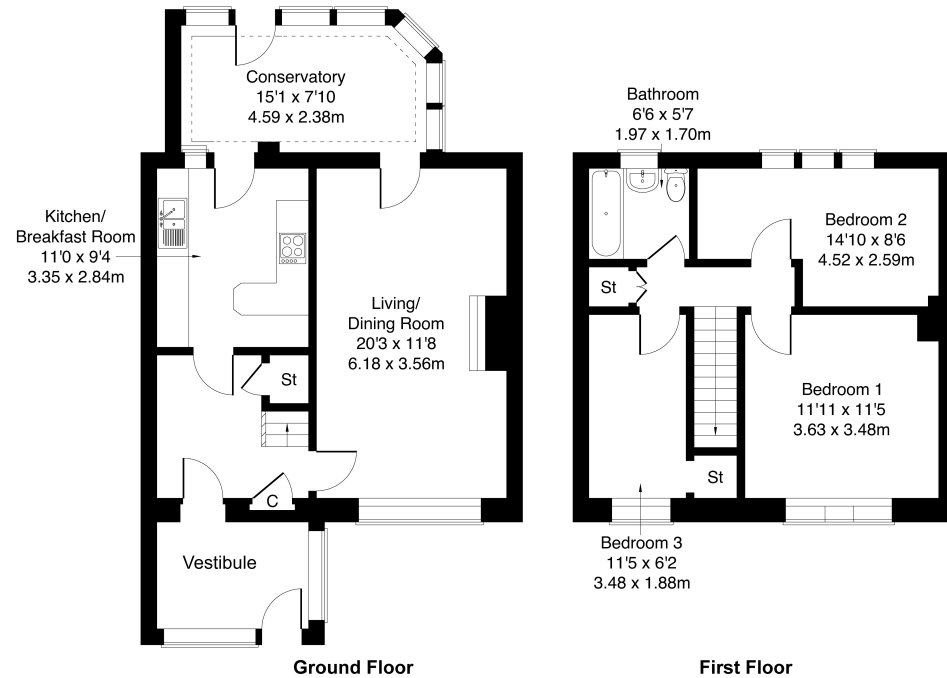
A welcoming vestibule opens into a bright entrance hall, finished with stylish wood-effect flooring that sets a warm and inviting tone. The spacious living and dining room features plush carpeting, two central light fittings, and a large window that floods the room with natural light, creating an ideal space for both relaxation and entertaining. The modern kitchen is thoughtfully designed with sleek stone-effect worktops, a tiled splashback, and integrated under-cabinet spotlighting, providing both practicality and a touch of elegance. A steel sink with a drainer, stone-effect flooring, and a convenient breakfast bar make this kitchen both functional and inviting. A range of integrated appliances, including an oven and electric hob with a canopy extractor, ensures a well-equipped cooking space. From the kitchen, lead into the generous conservatory, a standout feature of this property. With ample glazing, the conservatory enjoys an abundance of natural light throughout the day, offering a perfect spot for morning coffee, dining with a garden view, or creating a relaxed second living area. Its versatile layout allows it to be used year-round, making it a true extension of the home.

Upstairs, three well-proportioned bedrooms provide comfortable living for families or guests. Each room is carpeted for warmth and comfort, with space for free-standing or built-in furniture. The principal bedroom offers plenty of room for a double bed and additional furnishings, while the remaining bedrooms can serve as children's rooms, guest bedrooms, or even a dedicated home office, depending on your needs. Completing the property, the contemporary three-piece bathroom features a shower-over-bath configuration, a tiled splashback surround, a central light fitting, and stylish tiled-effect flooring, combining practicality with a clean, modern finish.



66 Dolphin Road, Currie EH14 5SA

Approximate Gross Internal Area: (1076 sq ft -100 sq m.)



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

## Area Description

Nestled within the sought-after suburbs of Currie, Juniper Green, and nearby Balerno, the area exudes a charming village atmosphere while offering a wide range of local amenities. Just a short drive away, The Gyle Shopping Centre and Hermiston Gait provide an excellent selection of high-street retailers, supermarkets, and dining options, ensuring all your day-to-day needs are easily met. Outdoor enthusiasts will appreciate the wealth of scenic walks and natural beauty on the doorstep, from tranquil riverside trails along the Water of Leith to the rolling landscapes of the Pentland Hills. The stunning Mallsen National Trust Gardens offer a picturesque setting for leisurely strolls, while golfers

can enjoy world-class facilities at the prestigious Dalmahoy Golf and Country Club. Transport links are exceptional, with regular rail services from Curriehill station providing quick access to Edinburgh city centre and beyond. The area is also well-regarded for its highly respected schools, including Currie Primary School and Currie High School. For higher education and sports, the nearby Heriot-Watt University campus is home to the state-of-the-art Oriam Sports Complex, Scotland's national performance centre for sport.













## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

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



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.