

**51 Dolphin Road  
Edinburgh EH14 5RY**

**Offers Over £250,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob, electric oven and white goods which are included in the sale
- Three double bedrooms with two featuring built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Hallway with large storage cupboard
- Gas central heating and double glazing throughout
- Private gardens to front and rear
- Private Driveway



1



3



1



EPC C



## Semi-Detached

Blair Cadell are delighted to bring to market this fantastic three bed semi-detached house in the heart of Currie. In great condition throughout and with potential for further development to the rear subject to planning, the property will appeal to many and must be viewed.

The accommodation comprises of a large living/dining room which is perfect for hosting friends and family. Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods which are available by separate negotiation and access to the garden at the rear of the property. There are three double bedrooms with two featuring fitted wardrobes offering plenty of useful storage space. A smart family bathroom fitted with a three-piece suite and an electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a large private back garden laid to lawn with a lovely decked area perfect for summer barbeques and a private front garden along with off-street parking via a driveway for at least two cars.

Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools within walking distance plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

**Viewing by appointment on 0131 337 1800**

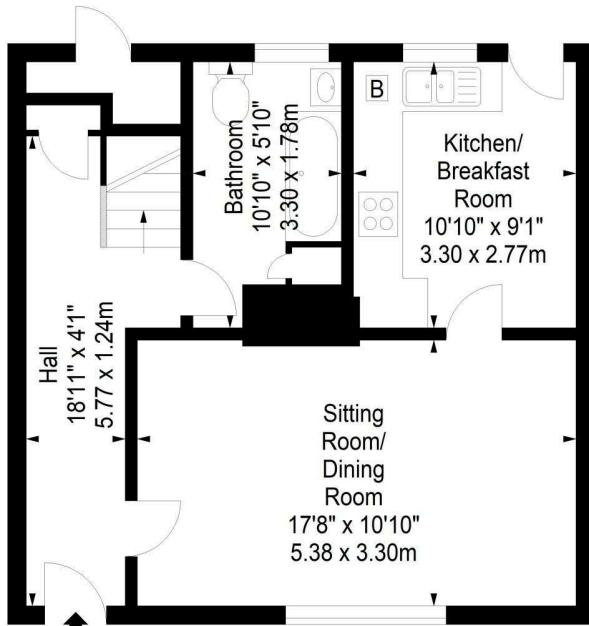
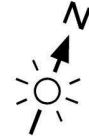




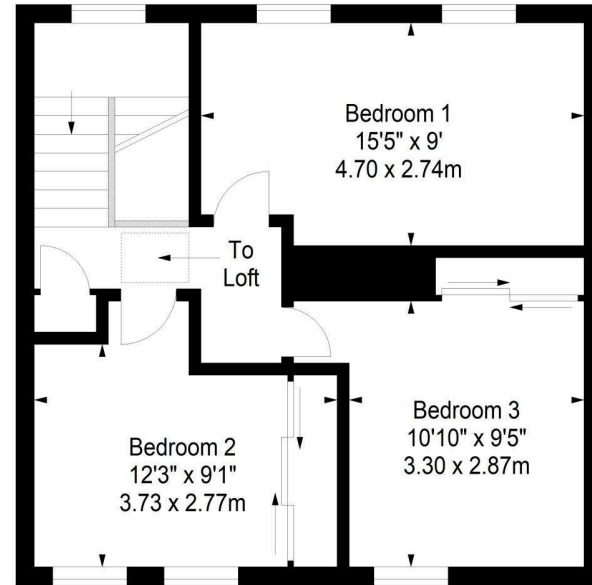
Dolphin Road,  
Currie,  
Midlothian, EH14 5RY



Approx. Gross Internal Area  
980 Sq Ft - 91.04 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



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1 Harrison Gardens  
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