



34 Riccarton Avenue, Currie, EH14 5PF

Description

Sunny and spacious three bedroom semi-detached house which has scope to be extended and excellent potential. It has extensive mature landscaped private gardens and a long driveway to the side which leads to the garage. It also has gas central heating and double glazing.

The accommodation comprises:

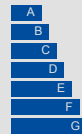
- Vestibule
- Entrance hall with carpeted staircase with storage beneath
- The bathroom is fitted with a WC, pedestal wash basin and bath with shower attachment
- Downstairs front facing double bedroom with built-in wardrobe
- Fitted kitchen with a range of wall and base mounted units, laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and undercounter fridge.
- Rear facing sitting/dining room with windows overlooking the rear garden, open fire, cove corning
- Spacious double bedroom with dormer window to the rear and further window to the side, walk-in storage cupboard and further storage within the eaves
- Further good sized double bedroom with dormer window to the front and a deep storage cupboard



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

Currie is a popular area on the south west outskirts of Edinburgh. It has a thriving local community and is a popular choice with families, particularly given the choice of excellent schools available locally. Given its semi-rural location, an outdoors lifestyle can easily be enjoyed there. There are many pleasant walks to be found nearby. It is also close to a number of well regarded golf courses including Dalmahoy and Kingsknowe. It is well located for the commute west with excellent road links and is only 20 minutes from Edinburgh City Centre by car. Currie also has a railway station, which is around a 10 minute walk from the property.

Outside & Gardens

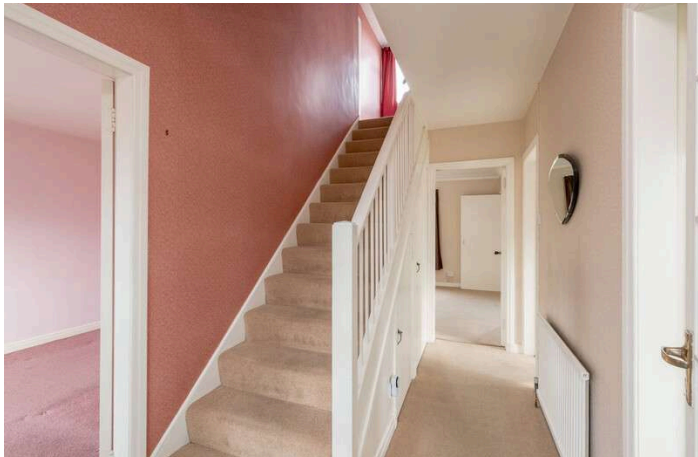
The mature rear garden is mostly laid to lawn and has a variety of fruit trees. The greenhouse and timber garage are included in the sale. There is a monoblocked driveway to the side of the property. The front garden is pleasantly landscaped.

Extras

The fixed floor coverings, blinds, light fittings, curtains (excluding downstairs front bedroom), kitchen appliances and freezer are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.







Riccarton Avenue,
Currie,
Midlothian, EH14 5PF

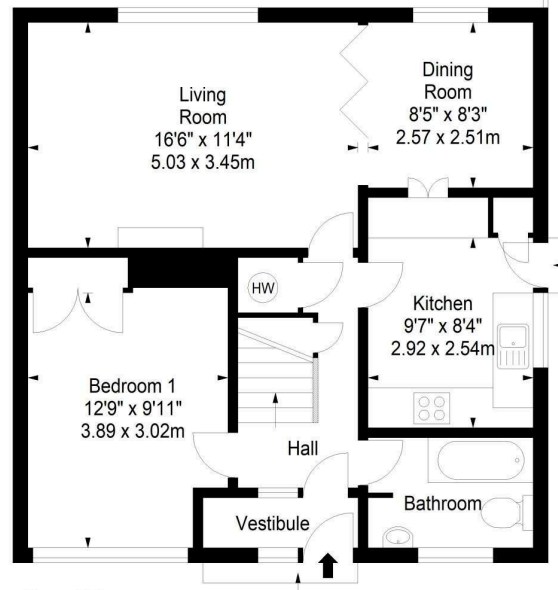
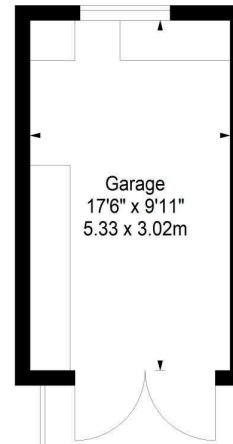


Approx. Gross Internal Area
1120 Sq Ft - 104.05 Sq M
Garage

Approx. Gross Internal Area
175 Sq Ft - 16.26 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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