










Offers Over
£265,000

28 Dolphin Road

Currie | Edinburgh | EH14 5RY

A unique opportunity has arisen to purchase this four double bedroom main door upper villa, quietly situated in the popular village of Currie which lies to the south west of the City Centre. In move in condition, the property has a large private rear garden and driveway, and offers excellent potential to extend into the attic subject to the necessary consents. It is sure to have a wide appeal in the market and viewing is highly recommended.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  Driveway
-  EPC rating – C
-  Council tax band- C



Description

The accommodation briefly comprises of a main door with stairs leading to a naturally lit landing and hallway with deep storage cupboard with a hatch to the attic accessed via a Ramsay ladder, a bright and airy lounge with a recess which makes an ideal working from home area, a modern kitchen with white wall and base units with co-ordinated worktops, splashback tiling and a breakfast bar, four double bedrooms, one of which has built in wardrobes, and a fully tiled bathroom with a white suite, shower over the bath and heated towel rail.

The property further benefits from gas central heating and double glazing (with the exception of the small stained glass window in the lounge).



Extras

All fixtures and fittings are included in the sale along with the 5 ring gas hob, oven and microwave, washing machine, integrated fridge/freezer and dishwasher, and garden shed. Please note the light fittings in the lounge, kitchen and bedroom three may be available by separation negotiation.

Gardens & Parking

There is a large private garden to the rear which is laid to lawn with a patio area and a driveway provides off street parking. Unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





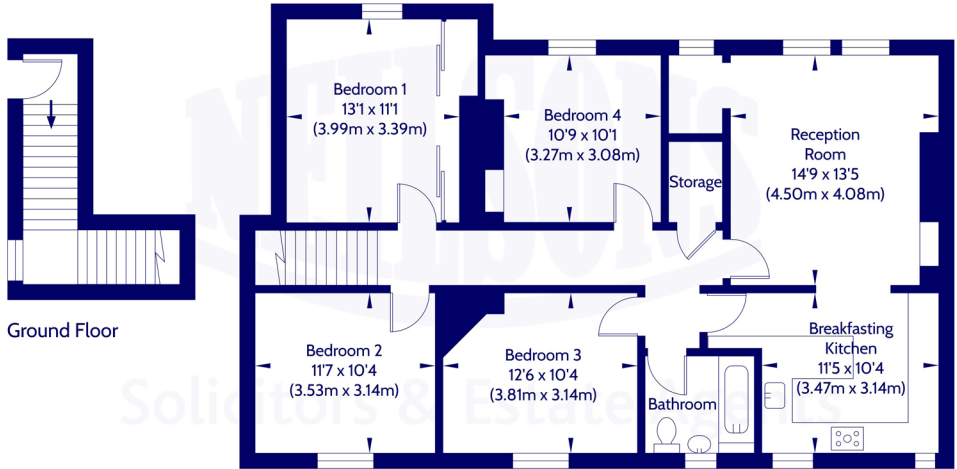
Location

The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Excellent schooling is available at all levels with a range of local retailers catering for day to day shopping requirements. Larger supermarkets can be found nearby together with a range of retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.





Approx. Gross Internal Floor Area 109.1 Sq M / 1174 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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