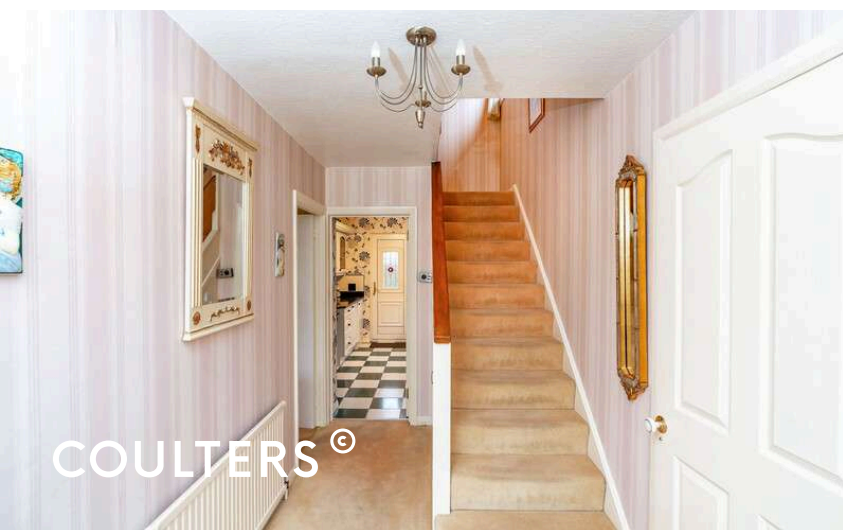


COULTERS[©]

34 RICCARTON MAINS ROAD

CURRIE, EH14 5NE

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in the popular residential area of Currie, this well-presented semi detached property makes the ideal family home. The property benefits from a well maintained private garden to the rear, with a garage to the side and garden to the front.

The ground floor comprises of a hallway, sitting room, dining room, conservatory, kitchen and modern shower room.

On the first floor there are three bedrooms and a family bathroom.

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

KEY FEATURES



Bright and spacious semi detached property.



Private front and rear gardens.



Popular residential area.



Three bedrooms.



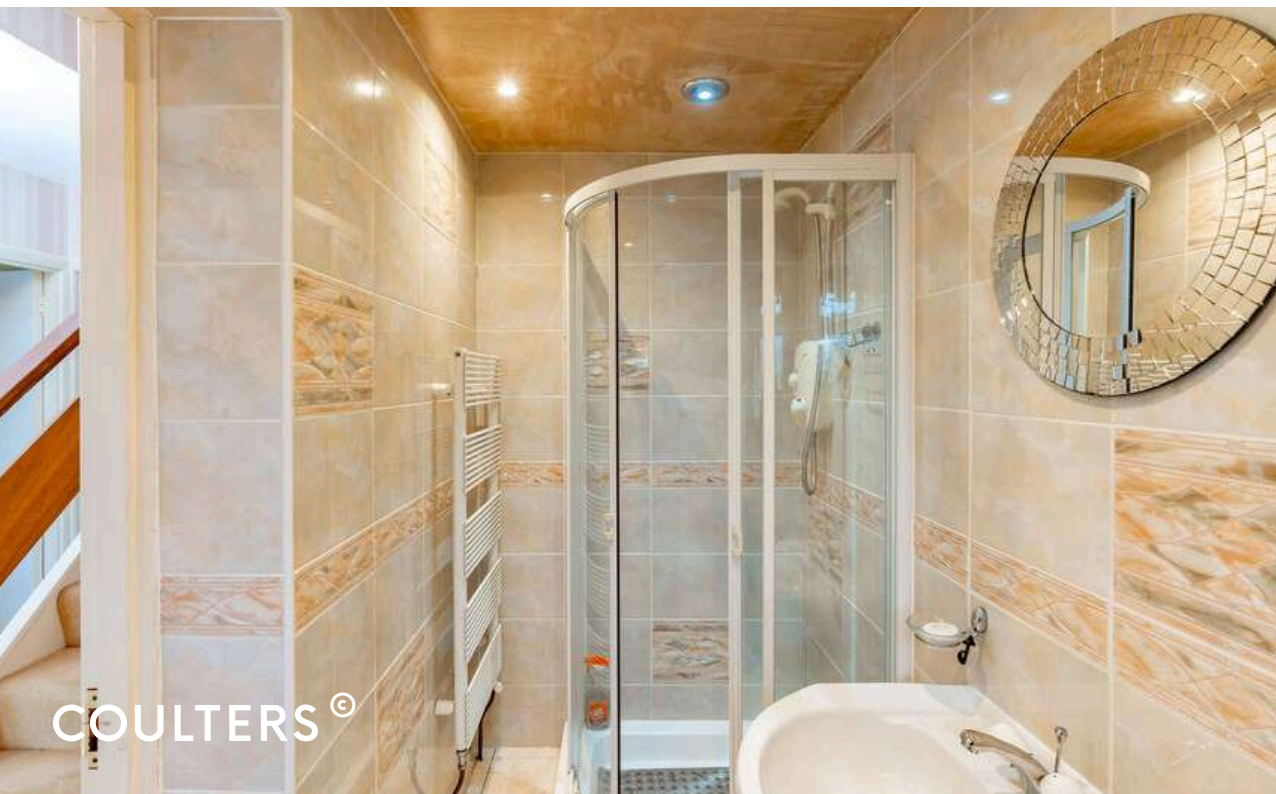
Garage.



Excellent local amenities in Currie.



COULTERS®



THE LOCAL AREA

Nestled beside the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with easy access to the Pentland Hills, it is hard to believe that Edinburgh city centre is only five miles away. The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce. Currie is renowned for its top-ranking primary and secondary schooling. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club. There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





34 RICCARTON MAINS ROAD, CURRIE, EH14 5NE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,238 SQ FT / 115 SQ M
 GARAGE 149 SQ FT / 14 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.