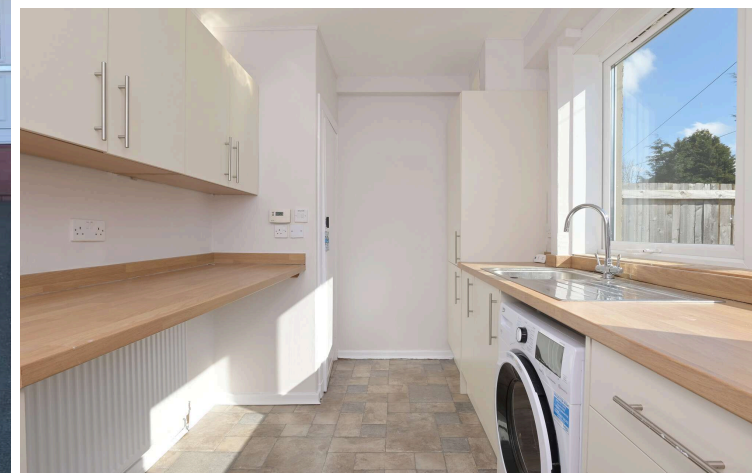


ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



45 Dolphin Gardens West, Edinburgh, EH14 5RJ
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

Location

This two bedroomed, end of terrace house is located in the ever popular Currie, a highly regarded area on the South West outskirts of Edinburgh.

Currie enjoys a delightful setting nestled beneath the Pentland Hills and is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service and also a local railway station provide access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs in Currie, including butcher, chemist and convenience stores with further shops in the nearby Juniper Green and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

A variety of recreational and leisure facilities are available including a cinema at Westside Plaza, the local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snowsports centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Local schooling at all levels is well regarded with Currie Primary School and Currie Community High School very close by. Private school options in the area are George Watsons and Merchiston Castle. Further education is available at the nearby Heriot-Watt University, Napier University and Edinburgh College.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright & spacious living room with gas fire

Kitchen with access to garden and large store cupboard plus built in hob & oven, washing machine and fridge freezer: these items are believed to be in good working order though their condition is not warranted

2 bedrooms (one with built in storage)

Bathroom with shower over bath, WC and wash basin

Extra features

Freshly decorated for market

Gas central heating

Double glazing

Garage & driveway

Gardens to front and rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

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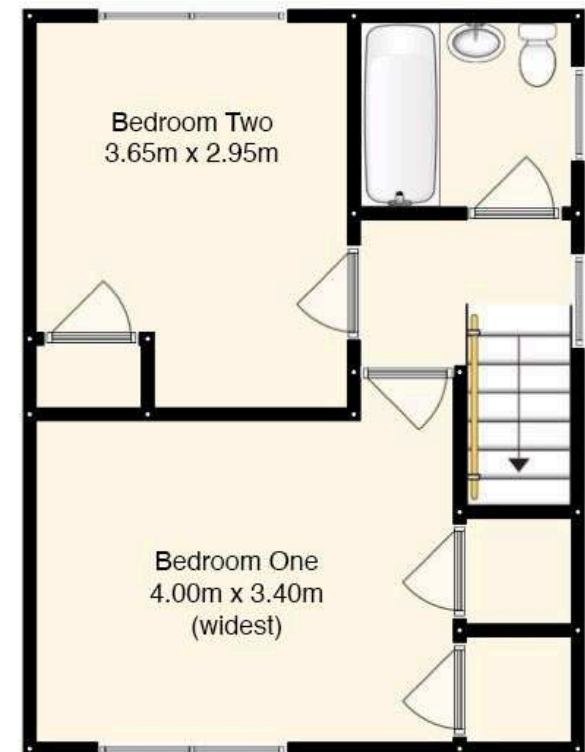
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
68m²

