

COULTERS[©]

31 DOLPHIN GARDENS WEST

CURRIE, EDINBURGH, EH14 5RJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Bright and well-presented, 31 Dolphin Gardens West is a two-bedroom end-terraced house situated within a popular residential development in Currie. The property enjoys an enviable position overlooking a lovely open park to the front, making this an especially appealing home for families with children.

The ground floor accommodation is well laid out, with a hallway leading into a comfortable sitting room. The room is bright and inviting, with a large front-facing window overlooking the park. To the rear, the kitchen/dining room is a practical space, fitted with a good range of contemporary white wall and base units with ample worktop space. A large window overlooks the rear garden, while the dining area provides space for a table.

On the first floor are two generous double bedrooms, both offering good proportions and pleasant outlooks, together with a family bathroom fitted with a white three-piece suite and shower over the bath. The carpeted staircase continues up to the spacious attic room.

KEY FEATURES



End terraced home overlooking local park.



Private gardens to both front and rear.



Short walk to local schools.



EPC Rating - D



Two spacious double bedrooms.



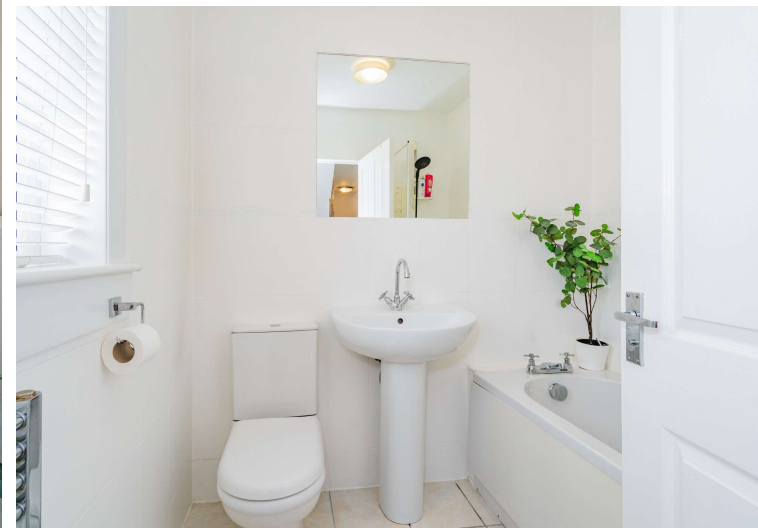
Unrestricted on-street parking.



Close to local amenities and regular bus routes.



Council Tax Band - B



Outside, the large enclosed rear garden has a long stretch of lawn and a gravelled pathway which leads to the shed. The garden is well suited to outdoor play, entertaining and relaxing during the warmer months.

On-street parking is available to the front, while the outlook across the adjacent park creates a lovely open aspect rarely found in such a setting.

The property is fitted with gas central heating and double glazing.



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, Co-op, restaurants, traditional pubs and a library.

Currie Primary School and the state-of-the-art Currie Community High School are both located within a short walk of the property. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also closeby. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are excellent transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Edinburgh Airport is also easily accessible via car or public transport.

EXTRAS

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

HOME REPORT VALUATION: £250,000



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



31 DOLPHIN GARDENS WEST, CURRIE, EDINBURGH, EH14 5RJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 829 SQ FT / 77 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

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.