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Offers Over

£295,000

26 Dolphin Avenue

Currie | Edinburgh | EH14 5RD

This impressive, cleverly extended semi-detached house with double driveway and lovely private rear garden, is conveniently positioned within the sought-after residential district of Currie, within easy reach of excellent amenities, transport links and walking distance of the local primary and secondary schools.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



Description

Offered to the market in true move-in condition, this fine family home is in excellent decorative order and is tastefully presented throughout, providing sizeable, stylish and well-appointed accommodation, ideally suited to families or professionals alike. The light-filled home comprises; inviting entrance hallway with carpeted staircase leading to the upper landing. There is a dual aspect reception room featuring a central wall-mounted contemporary fire with sliding doors to the rear leading directly to the decked patio. The sizeable kitchen/diningroom again enjoys a dual aspect to the side and rear with additional access to the garden via the back door. The Ikea kitchen is fitted out with a range of modern wall and base units with complementary worktops incorporating the built-in gas hob with hood above, separate eye level double oven with further appliances included in the sale. In addition, there is a large cupboard, providing useful storage provisions. Of particular note, is the generously proportioned principal bedroom located on the ground floor, benefiting from built-in wardrobes together with a stylish ensuite shower room. Upstairs leads to the two further good-sized double bedrooms, again benefiting from built-in storage. Lastly, the family bathroom comprises of a white three piece suite with electric shower over the bath. Further benefits include a partially floored attic, gas central heating with combi boiler (approx. 2 years old) and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob, hood, double oven, fridge freezer, washing machine and dishwasher.

Externally

There is a private front lawned garden with attractive borders together with a sizeable double driveway and pathway leading to the entrance. Secure side access leads to the fully enclosed rear garden, enjoying a high degree of privacy with an expanse of lawn, sizeable decked patio with further paved patio. The large garden shed will be included in the sale.

Viewing

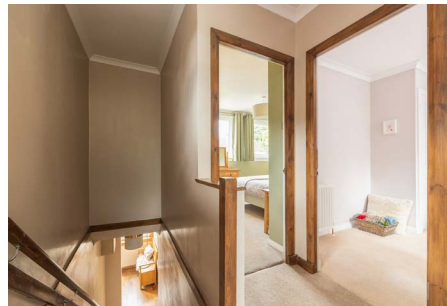
By appointment through Neilsons on 0131 625 2222.





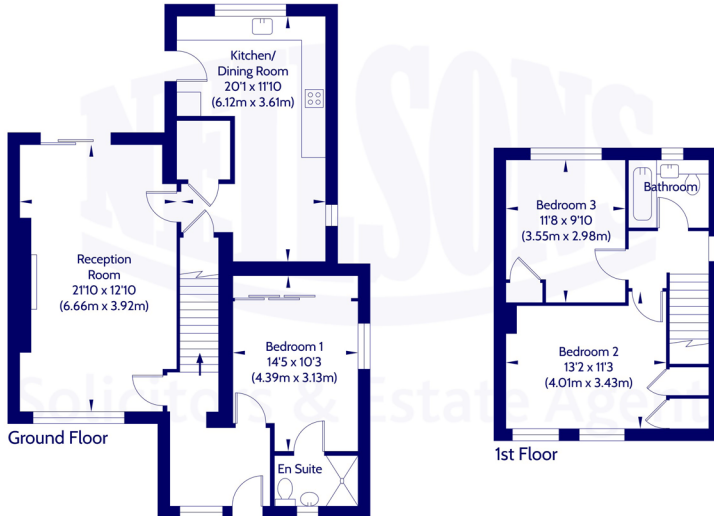
Location

The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.





Approx. Gross Internal Floor Area 110 Sq M / 1179 Sq Ft.



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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