





Welcome

Welcome to Dolphin Avenue, situated in the highly sought-after village of Currie on the south-west outskirts of Edinburgh, this well-proportioned three-bedroom semi-detached property offers spacious accommodation, along with generous gardens to both the front and rear, providing ample outdoor space for relaxation, gardening, or entertaining. A private driveway offers convenient off-street parking, while additional on-street parking is readily available for visitors and residents. This home is ideally suited to families, first-time buyers, or those looking to enjoy a peaceful residential setting while remaining within easy reach of the city centre. Presented to the market in good order throughout, we would recommend an early viewing.



- Reception hallway
- Front facing living room
- Fully fitted breakfasting kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Insulated attic space
- Gas central heating
- Double glazing
- Private gardens front and rear
- Gated driveway with further on street parking available



Currie

Currie is a highly regarded residential area on the western outskirts of Edinburgh, offering a peaceful village-style setting while remaining within easy reach of the city centre. The area is particularly popular with families and professionals, with a good range of local amenities including shops, cafés, schools and everyday services. Currie is surrounded by attractive open countryside, providing excellent opportunities for walking and outdoor recreation, while nearby Balerno and Juniper Green offer further amenities. Excellent transport links make Currie a convenient choice for commuters, with regular bus services into Edinburgh and easy access to the City Bypass and major road networks. Currie railway station also provides services towards Edinburgh and Glasgow. The area combines a relaxed suburban atmosphere with convenient access to the wider city, making it an appealing location for a variety of buyers.

Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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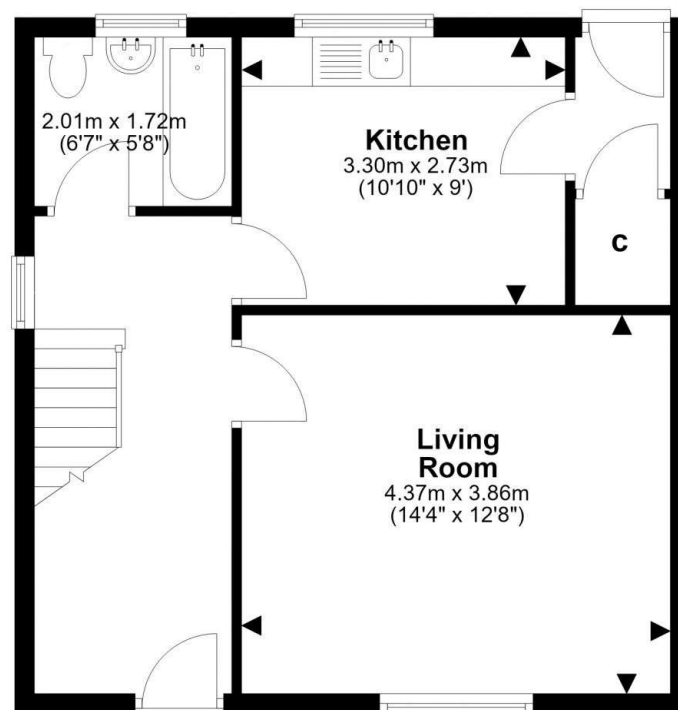
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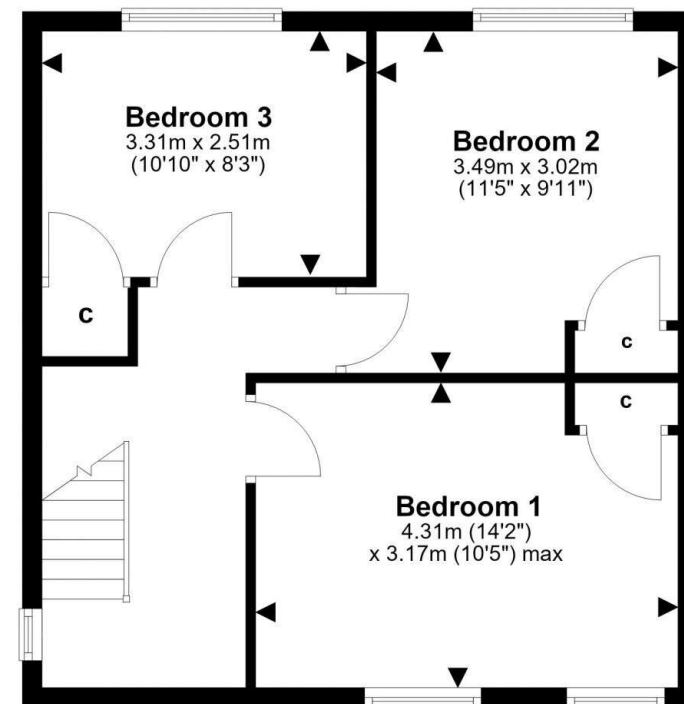


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.