



22 Dolphin Avenue
CURRIE | EDINBURGH | EH14 5RL

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Located within a popular residential area of Currie, this three-bedroom semi-detached house offers spacious accommodation, generous gardens and a driveway, making it an appealing opportunity for buyers looking to modernise and add their own personal touch.

The property comprises a welcoming entrance hallway leading to a spacious and bright front-facing living room, providing a comfortable main reception space with excellent potential.

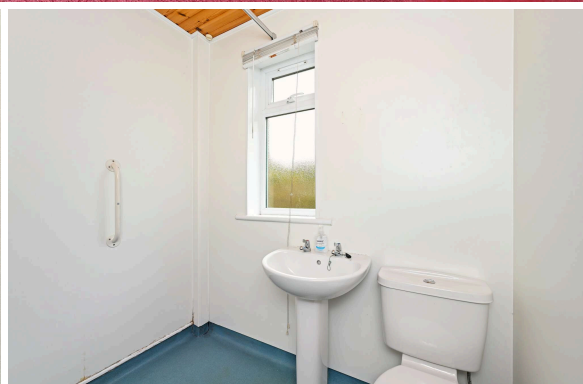
The kitchen is positioned to the rear and benefits from a useful utility cupboard, providing additional practical storage. Completing the ground floor is a wet room with two-piece suite.

Upstairs, there are three generous bedrooms, offering flexible accommodation for families, home working or guest space.

Externally, the property benefits from a private driveway and large front and rear gardens, providing excellent outdoor space for families, gardening enthusiasts or those looking to create attractive landscaped areas.

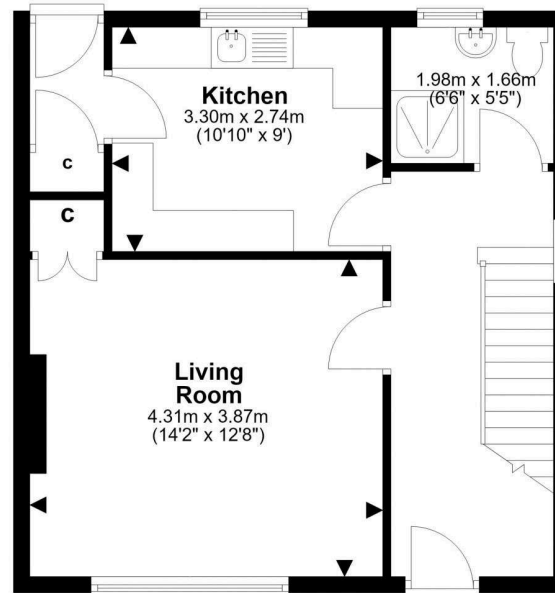
- Three bedroom semi detached house
- Close to Currie High School
- Driveway for off street parking
- Large front and rear garden
- Double glazing
- Smart electric heaters

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

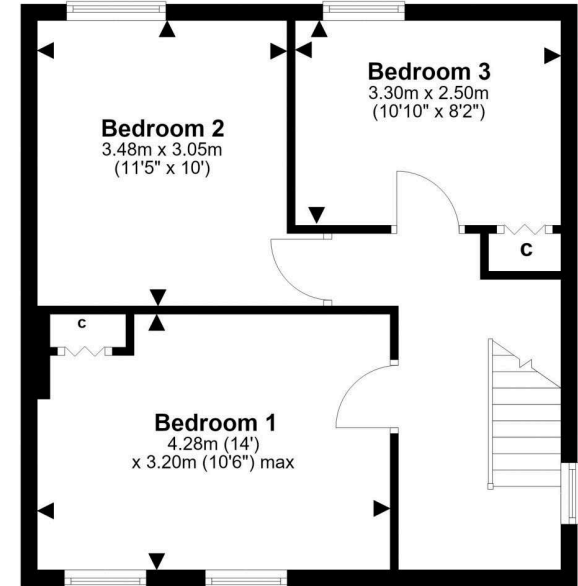


Currie to the south west of Edinburgh, has long been established as a popular residential area, offering an appealing blend of peaceful surroundings, countryside and excellent access to the city. The area offers a range of local shops, cafes and everyday amenities, and local schooling is well represented from nursery to senior level, all well within walking distance. Excellent transport connections further enhance the appeal of Currie, with Curriehill railway station, a first-class bus service and convenient road links providing easy access to Edinburgh and the surrounding areas.

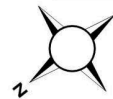
Energy rating F, Council tax band C. There is no factor associated with this property.
Extras included in this sale will be curtains and blinds,



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.