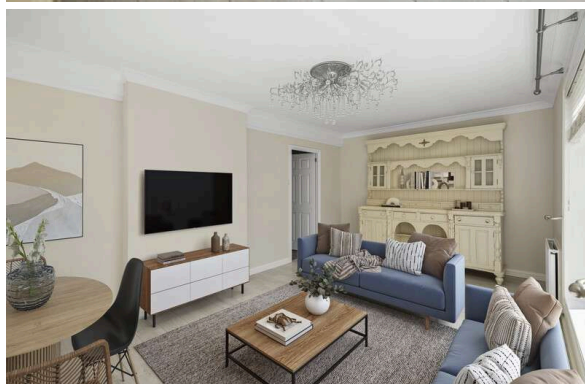




2 Dolphin Avenue
CURRIE | EH14 5RL


warners
solicitors & estate agents



2 Dolphin Avenue

CURRIE | EH14 5RL

Warners are delighted to present to market this immaculately presented three – bedroom, semi-detached villa, set within a generously sized corner plot, tucked away on a quiet street in the heart of Currie. Surrounded by quick transport links, excellent local amenities, open green spaces and close to great schools, the property is presented to market in move in condition and represents contemporary, light, and spacious accommodation over two floors.

A welcoming entrance hallway with under stair storage, leads to the bright and spacious living room with ample room for both dining and lounge furniture. Off the living room, the contemporary kitchen comes with attractive units, integrated appliances for modern living, and a patio door gives direct access to the rear and side gardens. Following on an elegant staircase leads to the upstairs accommodation which benefits from three double bedrooms (all benefit from integrated storage), and this fantastic home is completed by a luxurious main bathroom with stylish four piece suite with chrome ladder radiator. Externally this fantastic home boasts a private driveway and front, side and rear gardens. The rear garden has an separate patio area, making it ideal for al fresco dining, and there is also a handy shed for extra external storage. Early internal viewing is essential to fully appreciate the stylish interiors and quiet, yet well-connected location.

- Private front and generously sized side and rear garden with shed. The rear garden is mainly laid to lawn with separate patio area.
- Welcoming hallway with under stair storage
- Light and spacious living room leading to the
- Contemporary well-equipped kitchen with integrated appliances, patio door gives access to rear and side private gardens
- Three double bedrooms (all with integrated storage)
- Modern bathroom with stylish white four-piece suite and chrome ladder radiator
- Gas central heating & double glazing
- Attic
- Private Driveway

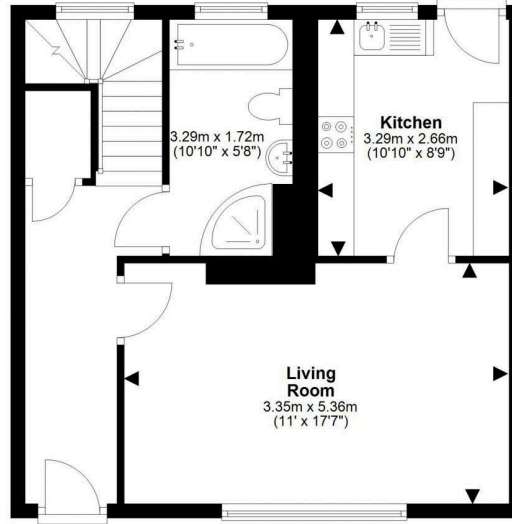
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



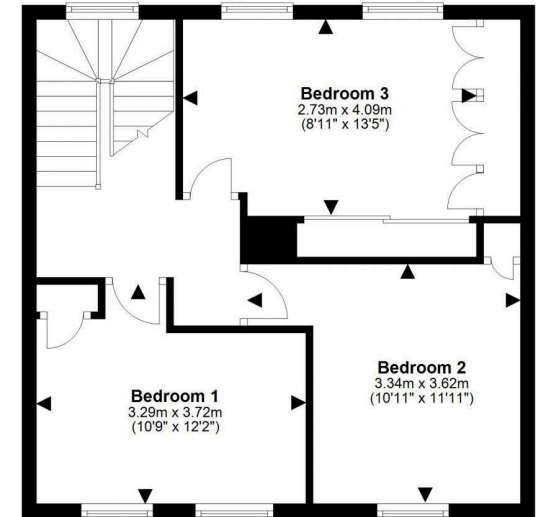
All integrated appliances will be included in the sale of the property not including the washing machine, the TV will also be included. EPC: C

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas. There are many local shops including a Post Office and banking facilities with The Gyle Shopping Centre just a short drive away. Highly regarded schooling from nursery to secondary is within the vicinity. A variety of recreational facilities are available and country walks may be enjoyed in and around the area including the Water of Leith Walkway/Cycle Path.





Ground Floor



First Floor



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