



4 Dolphin Avenue
CURRIE | EDINBURGH | EH14 5RL



warner's
solicitors & estate agents





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Warners are proud to present this beautifully maintained three-bedroom semi-detached family home, nestled on a generous plot in a peaceful residential street in the heart of Currie. Ideally located, the property enjoys excellent transport links, a wealth of local amenities, scenic green spaces, and proximity to highly regarded schools.

Upon entering, a welcoming hallway with convenient under-stair storage leads into a bright and generously proportioned living room, offering ample space for both lounge and dining areas. The contemporary kitchen, accessed directly from the living room, features a range of sleek base and wall units, integrated appliances, and direct access to the rear and side gardens —perfect for indoor-outdoor living. The modern shower room completes the ground level, featuring a stylish three-piece suite and chrome ladder radiator.

Upstairs, an elegant staircase leads to three well-proportioned double bedrooms, with the principal and second bedrooms benefiting from built-in storage. A convenient W/C on the upper landing adds a practical touch.

Externally, the property benefits from well-maintained front, side, and rear gardens. The rear garden includes a separate patio area ideal for al fresco dining, along with a handy shed providing additional storage.

Early viewing is highly recommended to appreciate everything this exceptional family home has to offer.

- 3-bed semi-detached family home
- Generous plot with gardens
- Modern kitchen with garden access
- Bright lounge/dining space
- Built-in storage in 2 bedrooms
- Prime Currie location near schools & transport

EPC Rating C, Council Tax Band C.

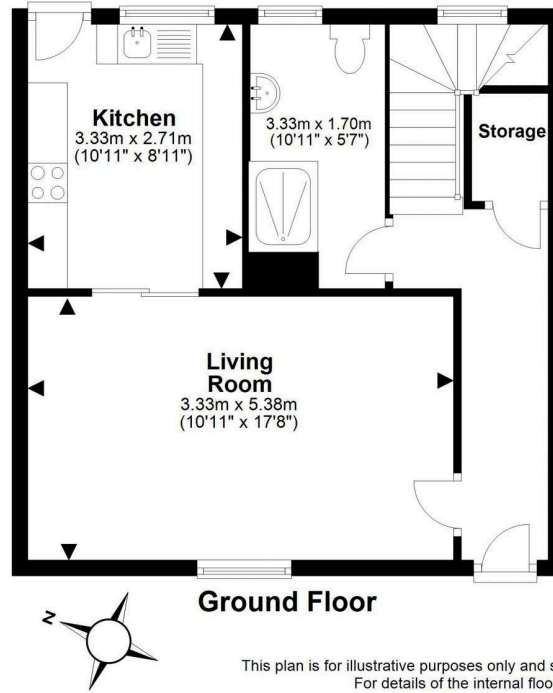
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



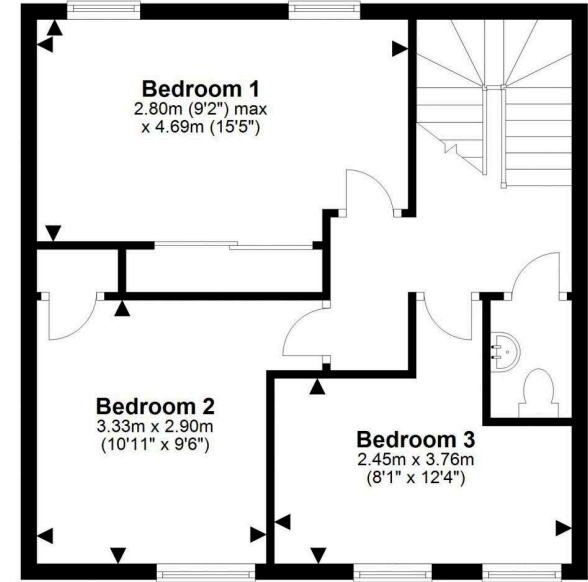
All white goods, curtains and blinds will be included in the sale while the items of furniture can be included with separate negotiation.

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

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.