

campbell  
smith

18 Dolphin Road,  
Currie,  
EH14 5RY

- Excellent maindoor upper villa flat
- Views to Fife
- Good sized garden
- Driveway
- Ground floor entrance hall
- Upper hall way
- Triple window sitting room with fireplace
- Attractive kitchen with oven, hob & cooker hood
- 3 double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

Offers Over : £220,000









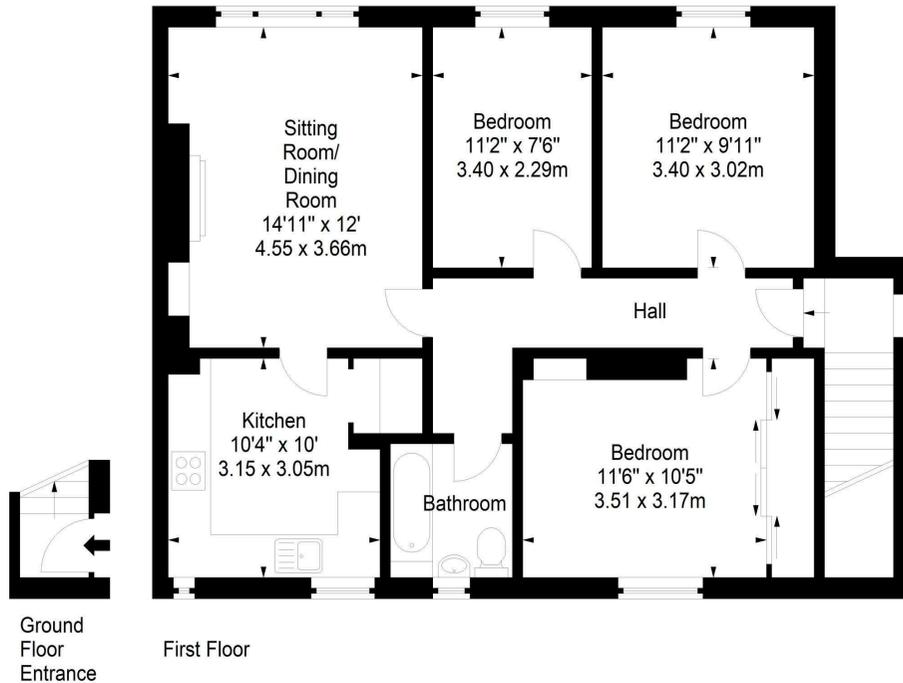




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Approx. Gross Internal Area  
836 Sq Ft - 77.66 Sq M  
For identification only. Not to scale.  
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21 York Place, Edinburgh, EH1 3EN  
Tel: 0131 555 2999  
Fax: 0131 555 5450  
[camsmith.co.uk](http://camsmith.co.uk)

+ Extras  
The fitted carpets, oven, hob & cooker hood are included

Buses  
Lanark Road West - 32, 44, N44

Shops  
Convenience store on Dolphin Avenue & Sainsbury Local on Lanark Road West, Juniper Green, the Cyle Shopping Centre & Hermiston Gait retail park

Schools  
Currie PS, St Cuthbert's RC PS, Currie Community High School, St Augustine's RC HS

Parking  
Driveway

Council Tax Band - C

EPC - C

Factor  
None

Viewing  
Telephone Campbell Smith on  
0131 555 2999

DISCLAIMER  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.