







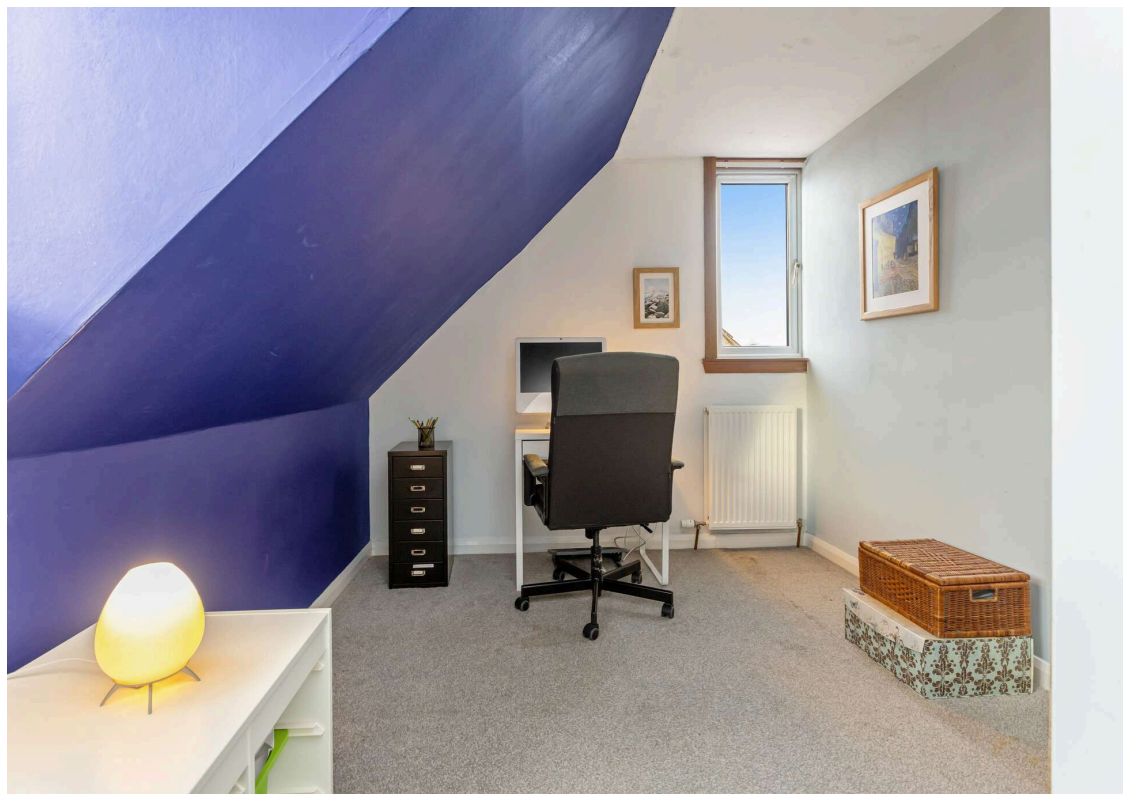
## Welcome

Welcome to Riccarton Mains Road, rarely available, this well-proportioned, bright and spacious, three bedroom semi-detached home with study is ideally located on Riccarton Mains Road, offering a fantastic opportunity for families, first-time buyers, or anyone seeking a spacious property within easy reach of Edinburgh's excellent amenities, transport links, highly regarded schooling and wonderful green spaces to enjoy. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Rear facing living room
- Dining room
- Fully fitted kitchen with integrated appliances
- Double bedroom located on the ground floor
- Family bathroom located on the ground floor
- Two double bedrooms and a study room/box room on the upper level
- Shower room located on the upper level
- Accessed via a Ramsay ladder, the property benefits from a large and spacious attic.
- Gas central heating
- Double glazing
- Single garage and driveway complete with Electric Vehicle charging point
- Private gardens to the front and rear, established apple tree in rear garden, three sheds and access to back lane











## Currie

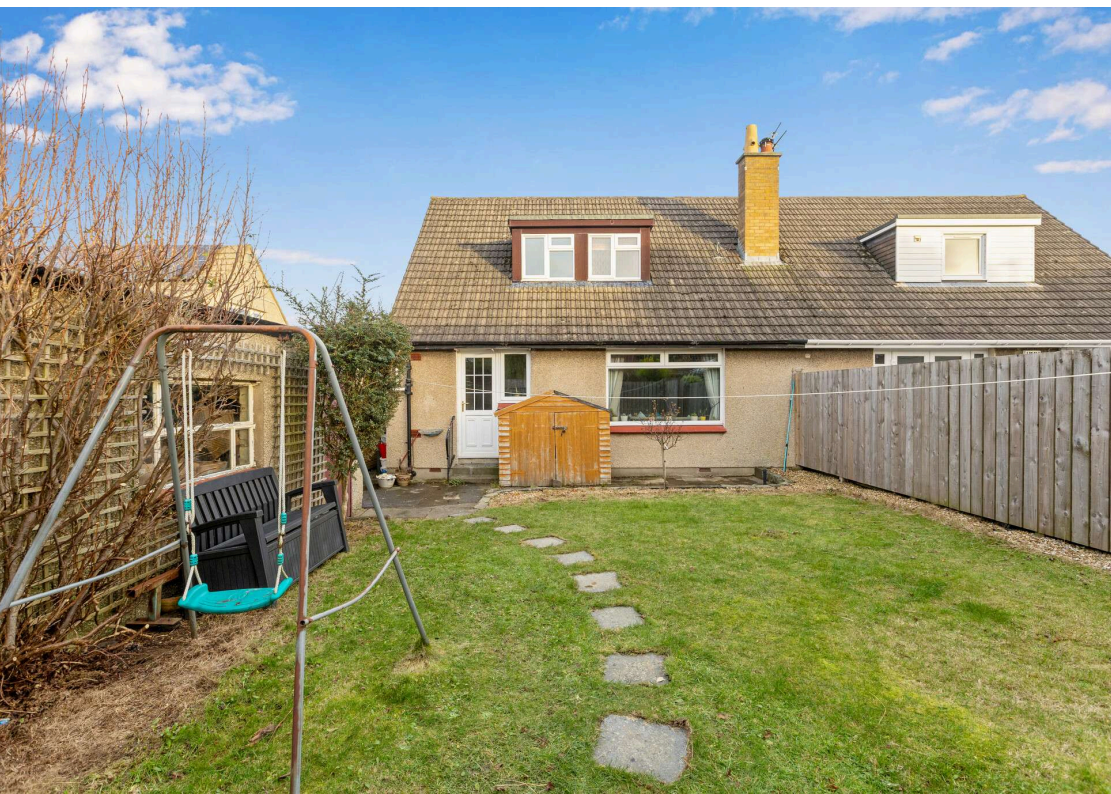
Riccarton Mains Road is positioned in a popular and well-connected area of Edinburgh, close to Heriot-Watt University, Riccarton Retail Park, and the beautiful Pentland Hills Regional Park. The area benefits from frequent public transport links and easy access to the City Bypass, M8, and M9, making travel straightforward for commuters. Local schools, shops, and leisure facilities are all within easy reach, making this a highly desirable location for families and professionals alike.

## Extras

Included in the sale are the integrated kitchen appliances, fitted floor coverings, window blinds where fitted, light fittings, and the electric vehicle charging point on the driveway. Additional items may be included subject to negotiation and confirmation by the client. Please note the rose bush is not included in the sale as the current owner will be taking with.









# Get in touch

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EH22 1JB

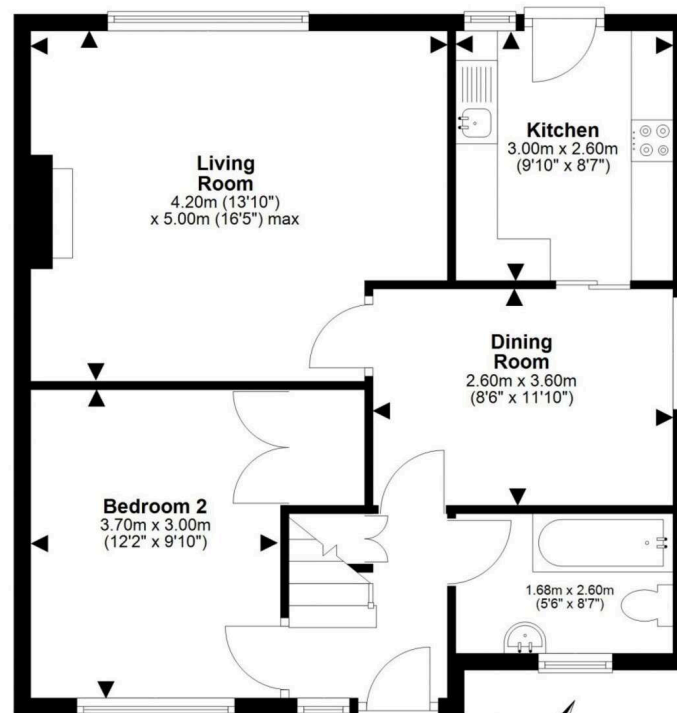
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

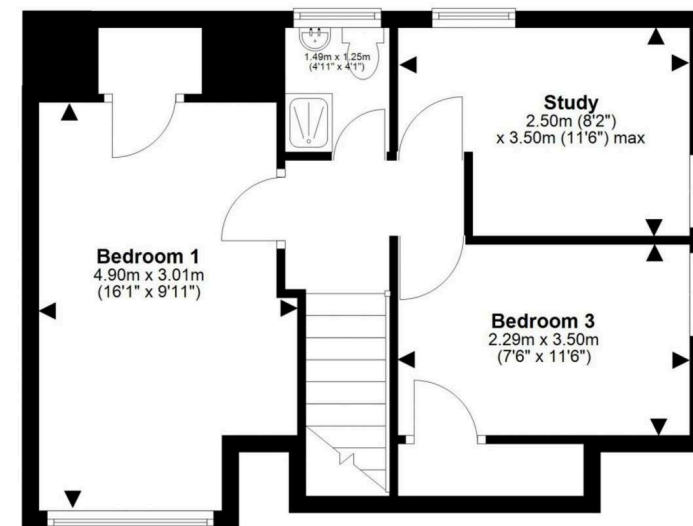


CHARTERED FIRM

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.

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Plan produced using PlanUp.