



74 Dolphin Gardens West
CURRIE | EDINBURGH | EH14 5RF

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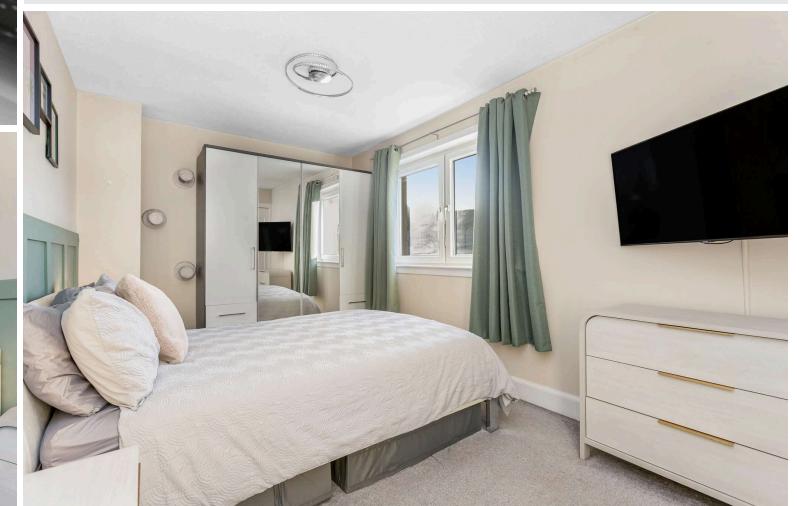
Beautifully presented, bright and spacious end terraced villa boasting a driveway and large enclosed rear garden, quietly located in a popular and convenient part of the city. This lovely home is presented to the market in immaculate order throughout and offers comfortable and light filled living space enhanced by stylish contemporary interior, and represents an ideal home for an individual or couple and comprises:-

- Entrance hallway with under-stair cupboard.
- Dual aspect living/dining room with feature media wall.
- Dining area with doors to decking area.
- Stylishly appointed modern fitted kitchen with integrated and space for appliances.
- Two double bedrooms, one with deep storage cupboard.
- Contemporary bathroom with mains shower over bath and vanity sink unit.
- Ramsay ladder access to attic.
- Gas central heating & double glazing.
- Private gardens, front and rear.
- Driveway.

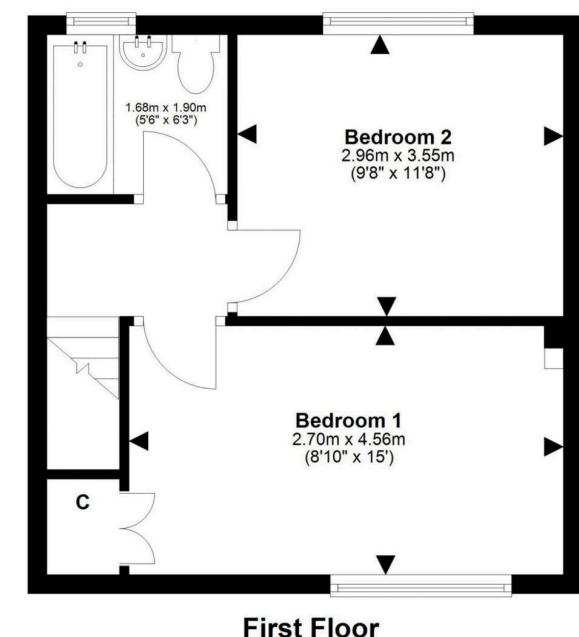
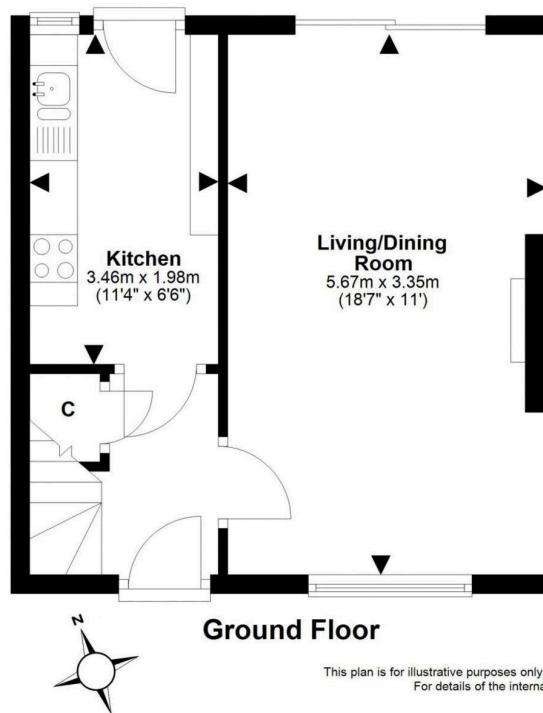
Council Tax B
Energy Rating D

All fixtures and fittings, light fitting, fireplace, curtain poles, tv brackets, wardrobe in front bedroom and shed will be included in the sale. The fridge and washing machine will not be included in the sale.

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



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.



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.