










Offers Over

**£385,000**

## 22 Riccarton Crescent

Currie | Edinburgh | EH14 5PA

An excellent opportunity has arisen to acquire this impressive and generously proportioned extended three-bedroom detached villa, quietly pocketed within the sought-after residential area of Currie. Close to fantastic day-to-day amenities, reputable schooling, and convenient transport links, the property makes for an ideal family home whilst offering excellent potential for buyers to modernise and create their perfect home.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - F



## Description

Internally, the accommodation comprises: Welcoming entrance vestibule with handy storage cupboard. The hallway provides access to a useful understairs storage cupboard housing the meter. The bright and spacious bay-fronted lounge enjoys a dual aspect outlook and is centred around a charming gas fireplace, creating a warm and inviting focal point. Double doors lead seamlessly through to the rear-facing dining room, making this an excellent space for both family life and entertaining. The kitchen is fitted with a range of freestanding white goods and benefits from a dual aspect outlook, partial tiling in splash areas, and a useful storage cupboard. Also located on the ground floor is a shower room featuring a double shower cubicle, heated towel rail, underfloor heating, and partial wall tiling. Completing the lower level is a practical utility room accessed directly from the rear garden.

The first-floor landing provides access to the attic via a Ramsay ladder. The principal bedroom is a large front-facing double room boasting a bay window, pleasant views, wall-to-wall mirrored wardrobes, and an additional built-in cupboard. Bedroom two is another comfortable double with a quiet rear aspect, built-in storage cupboard, and ample space for freestanding furniture. Bedroom three is a good-sized single room with an over-stairs cupboard and offers excellent flexibility as a nursery, child's bedroom, or home office. The main shower room is fitted with a double shower cubicle, full wall panelling, and a heated towel rail.

Further benefits include gas central heating, double glazing, and a security alarm system.



## Gardens & Parking

Externally, the mature rear garden features a patio area, established shrubs and planting, greenhouse, shed, outdoor electrical sockets and outdoor tap. To the front, a chipped driveway provides off-street parking for up to three vehicles. A useful external storage room links directly to the utility room, providing excellent additional storage.

## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The popular village of Currie lies approximately seven miles south west of the City Centre. The area is popular with commuters and offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Excellent schooling is available at all levels with a range of local retailers catering to day to day shopping requirements. Larger supermarkets can be found nearby together with a huge range of specialist retailers located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available nearby including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith.





Approx. Gross Internal Floor Area 103 Sq M / 1106 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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