



62 Dolphin Road
CURRIE | EH14 5RY

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Located moments from the scenic Water of Leith, this spacious, south-facing semi-detached villa on a desirable corner plot offers family-sized accommodation across two levels, with private gardens, a driveway, and modern upgrades throughout.

The welcoming entrance hall leads to a bright dual-aspect lounge with a living flame gas fire. The stylish kitchen/dining room features integrated appliances and practical storage. A side porch provides versatile space with direct garden access.

Upstairs, there are three well-proportioned bedrooms, one with open views towards Fife, plus a modern bathroom with a shower over the bath. Additional features include gas central heating, double glazing, solar panel system, and a partially floored attic.

Externally, the property boasts well-maintained gardens, including a front lawn, hedging, and raised beds. The rear garden offers two decked seating areas and a wooden shed with power including its own dedicated fuse box and wired ethernet connection. The office with the shed benefits from triple-glazed windows, ventilation, and fully insulated walls and ceiling, making it an ideal work-from-home space or additional storage.

A private driveway provides off-street parking for two cars.

- Spacious family home with lounge, three bedrooms, and a modern kitchen/diner.
- South-facing corner plot featuring gardens on three sides and decked areas.
- Rear bedroom enjoys scenic views over Currie towards Fife.
- Modern comforts include gas central heating, double glazing, and built-in appliances.
- Practical extras such as a side porch, under-stair storage, and attic access.
- Driveway provides parking for up to two cars.

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



Council Tax: C , Energy Rating: C
No factor associated with this property

Extras: Fixtures and fittings, oven, hob, dishwasher, bathroom mirror, two outdoor sheds, EV car charger, swing frame, all blinds, and curtains in the lounge.

The fridge, washing machine, and tumble dryer are not included in the sale.

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.

