










Offers Over

£460,000

44 Riccarton Crescent

Currie | Edinburgh | EH14 5PA

A substantial linked detached villa, which has been thoughtfully extended and upgraded to create a superb family home, offering bright, spacious and flexible accommodation. The property further benefits from private front and rear gardens, a garage and a driveway, enhancing both its practicality and appeal. Quietly positioned within the sought after district of Currie, it enjoys an excellent balance of peaceful suburban living, highly regarded schooling, local amenities and convenient access into Edinburgh and beyond.

-  1 public room
-  4 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band – F



Description

You are welcomed into a hallway with useful understair storage, and moving directly to the rear of the property, you'll find what is undoubtedly a standout feature of the home – the impressive lounge/dining/family room. This superb space is filled with natural light, enhanced by skylights and sliding patio doors which open directly onto the garden, while a wood burning stove adds a warm focal point, making it ideal for both relaxed family living and entertaining. Steps lead down to the stylish dining kitchen, fitted with a range of wall and base units complemented by coordinated quartz worktops. There is a door providing access to the side of the property, along with a practical pantry cupboard which is plumbed for a washing machine. To the front, a versatile additional room with a gas fire offers excellent flexibility as either a sitting room or fourth bedroom and completing the ground floor accommodation is a contemporary shower room, with overhead rainfall shower.



Carpeted stairs lead to the first floor, where there are three well proportioned double bedrooms. One benefits from built-in wardrobes and another features a built-in storage cupboard, while the front facing rooms enjoy attractive open views. There is also a fully tiled family bathroom fitted with a white suite and an electric shower over the bath. From the landing, a Ramsay ladder provides access to a floored attic space, offering excellent additional storage. The property has gas central heating with hot water tank, along with underfloor heating in the hall and dining kitchen, and double glazing.

Extras

Included in the sale will be the induction hob with gas burner and electric oven and microwave, and integrated fridge/freezer and dishwasher.

Gardens, Garage and Parking

You are welcomed to the property by a neat paved front garden, while to the rear lies a charming, fully enclosed garden with a lawn and patio area. Framed by mature trees, established shrubs, colourful planting and landscaped rockery, it enjoys a high degree of privacy and forms an especially attractive setting for relaxing or dining during the warmer months. A superb addition is the garden room, which benefits from full fibre internet connectivity, power, lighting and an electric heater. Bi-fold doors open onto a decked area, creating an excellent vantage point to take in the far reaching open views across the city towards the bridges and Fife.



There is a garage with up and over door, power and light, along with an internal door leading to a utility room which is plumbed for a washing machine and also accessible from the garden. A large driveway provides convenient off street parking, with generous space for two vehicles parked comfortably alongside each other. There is also an additional shed for storage outside the kitchen in front of the garage.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

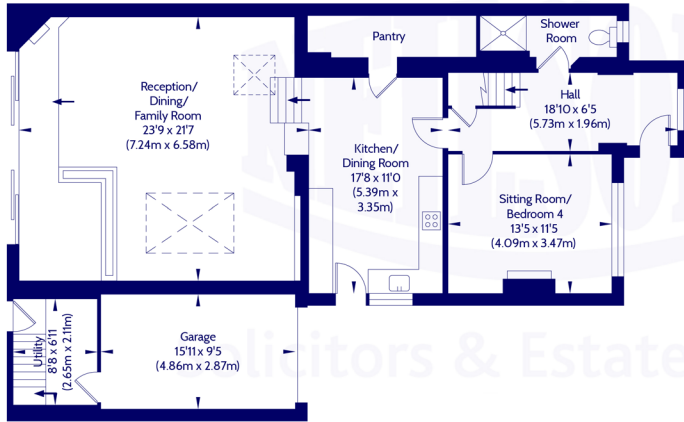
Riccarton Crescent is in the sought after Currie district of the city, a thriving suburb lying approximately seven miles southwest of Edinburgh city centre. The area is popular with families with highly regarded schooling available from nursery to secondary level, and Heriot Watt University nearby. Ideal for commuters, the area offers easy access to the City By-Pass and is well served by the local public transport system and Curriehill train station. The park & ride facility is within easy reach and for those travelling further afield, Edinburgh Airport is only a short drive away. Local shops, pubs, the Pentlands Medical Centre and other services provide for day-to-day needs with a choice of larger supermarkets and a range of specialist retailers located at The Gyle and Hermiston Gait. Located on the edge of the Pentlands Regional Park the area is ideal for the outdoors enthusiast with a choice of beautiful walks and trails available along with a number of local parks, Water of Leith walkway, golf courses and leisure centres also close at hand.



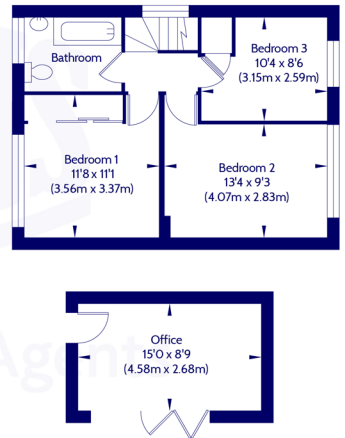


Approx. Gross Internal Floor Area 148 Sq M / 1591 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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