



# 4 Riccarton Grove

Currie, EH14 5PE



3



1



2



106sqm

EPC

D

**AS** Anderson  
Strathern

# 4 Riccarton Grove

Currie, EH14 5PE

This well-proportioned, two-storey semi-detached house offers flexible and comfortable accommodation extending to approximately 102 sqm, and will appeal to a wide range of buyers. The main living space benefits from a south-facing aspect, providing excellent natural light, while the property is presented in good decorative order throughout, resulting in a practical and adaptable home ready for immediate occupation.

The ground floor is entered via a welcoming vestibule and hallway, leading to a spacious living room arranged to accommodate both lounge and dining areas. Patio doors provide direct access to the rear garden and allow an abundance of natural light to fill the space, enhancing the overall sense of openness. The kitchen is functional and well arranged, while a double bedroom and family bathroom complete the accommodation at this level. The bedroom offers excellent versatility and could equally serve as a formal dining room, home office, or additional public room depending on individual requirements.

On the first floor, a landing leads to two generously proportioned bedrooms, providing a degree of separation from the main living accommodation and creating a more private and relaxing environment. A fitted shower room completes this level, forming a practical layout well suited to modern family living, with further access to a useful attic space providing additional storage.

Externally, the property enjoys private garden grounds to the front, side, and rear, offering generous outdoor space suitable for a range of uses. A detached single garage provides secure parking or valuable additional storage, while the private driveway allows for convenient off-street parking for multiple vehicles.

## Property features

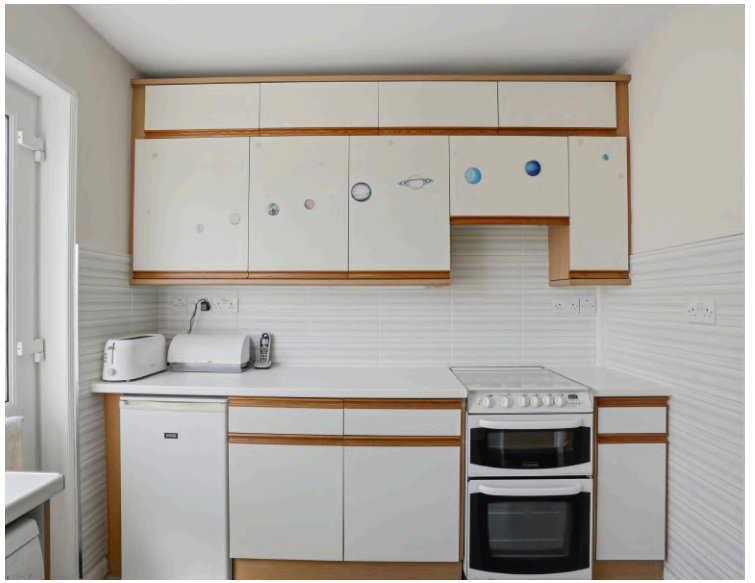
- Flexible layout
- Living/ dining room
- Bright living space
- Great storage
- Gas central heating
- Double glazing
- Private gardens
- Driveway with garage





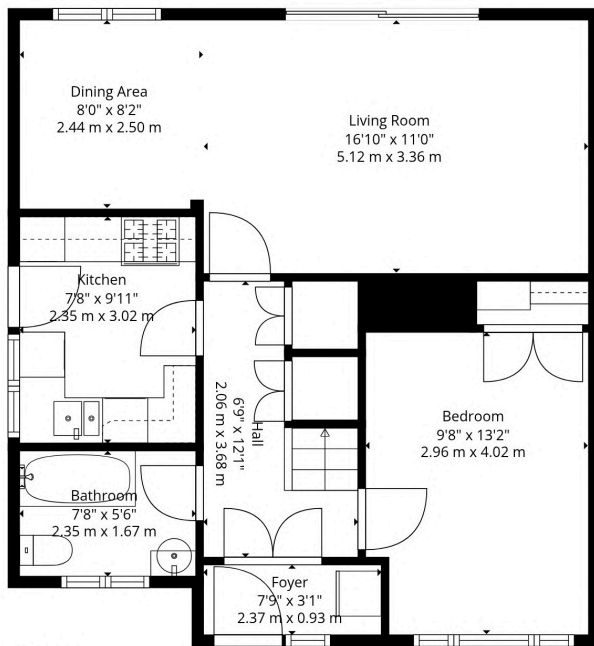
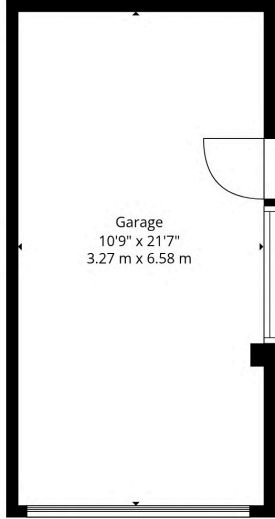
## Location

Currie is a popular residential area which lies a few miles south west of the city centre. The property is near walkways and cycle paths that take you to the city centre, Balerno and the Pentland Hills Regional Park. Rail access into the city centre is found at Curriehill Station and regular buses can take you directly to the city centre and surrounding areas. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport and Glasgow. There are excellent local shopping facilities Currie and nearby Juniper Green. Hermiston Gait and the South Gyle shopping centre have a variety of shops on offer, both are a short drive away.

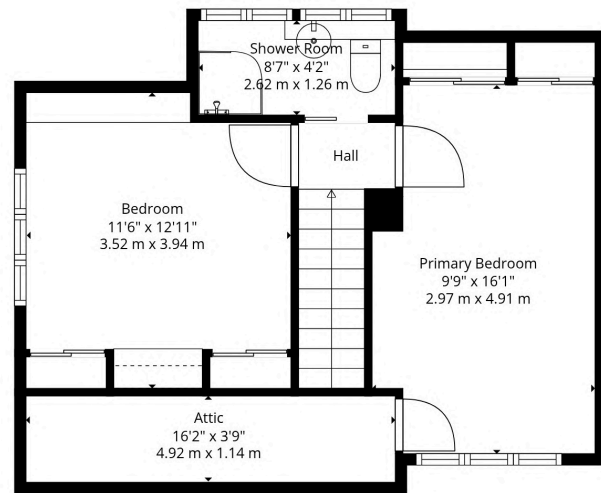








1st Floor



2nd Floor

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures, together with all integrated and free-standing kitchen appliances, with the exception of the freezer which will be excluded from the sale.

Council Tax band E

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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