

ULTERS[©]

12 RICCARTON MAINS ROAD

CURRIE, EDINBURGH, EH14 5NG

 4 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Set within the sought-after residential area of Currie, this detached four bedroom family home has been in the same ownership for over 60 years and is now ready to begin its next exciting chapter.

Offering bright, well-proportioned rooms and a flexible layout, the property provides an excellent opportunity for a new owner to make it their own.

The welcoming sitting room enjoys a pleasant outlook to the front of the property and is filled with natural light from a large picture window. To the rear is a family room/dining room overlooking the private garden, providing a versatile additional reception space.

The kitchen is fitted with a range of wall and base units and includes an electric cooker, dishwasher, washing machine and fridge/freezer. A door leads directly to the rear garden. Also located on the ground floor is bedroom four, which could equally be used as a further family room, home office or study depending on requirements.

KEY FEATURES



Bright and well proportioned detached house.



Private gardens to the front and rear.



Set in the sought after residential area of Currie.



EPC Rating - D



Four double bedrooms.



Detached garage and unrestricted on street parking.



Close to local amenities and regular bus routes.



Council Tax Band - F



On the first floor are three further good-sized bedrooms together with a modern shower room, fitted with a walk-in shower enclosure, WC and wash hand basin.

The property benefits from private gardens to both the front and rear. The front garden is mainly laid to lawn and enclosed by a privet boundary hedge, while the enclosed rear garden is also principally laid to lawn with a patio area.

A detached garage to the rear, accessed via a lane that runs down the back of the houses, provides useful additional storage. There is space to park a car in front of the garage.





THE LOCAL AREA

Nestled beside the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with easy access to the Pentland Hills, it is hard to believe that Edinburgh city centre is only five miles away.

The area caters for everyday needs with amenities including a post office, Co-op, restaurants, pubs and a library.

Currie is renowned for its top-ranking schools which now includes the brand new, state-of-the-art Currie Community High School. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also closeby.

The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club.

There are excellent transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Edinburgh Airport is also easily accessible via car or public transport.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and kitchen appliances are included in the sale price. The light fitting in the downstairs hall is excluded.

HOME REPORT VALUATION: £350,000



Riccarton Mains Road,
Currie, EH14 5NG



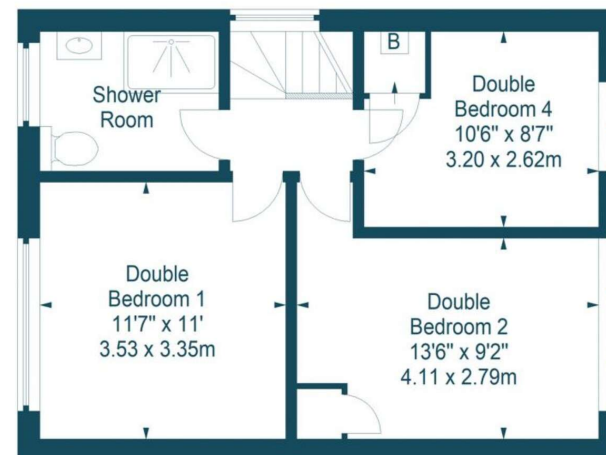
Approx. Gross Internal Area
1139 Sq Ft - 105.81 Sq M

Garage

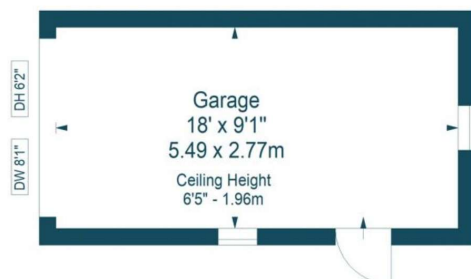
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M

For identification only. Not to scale.

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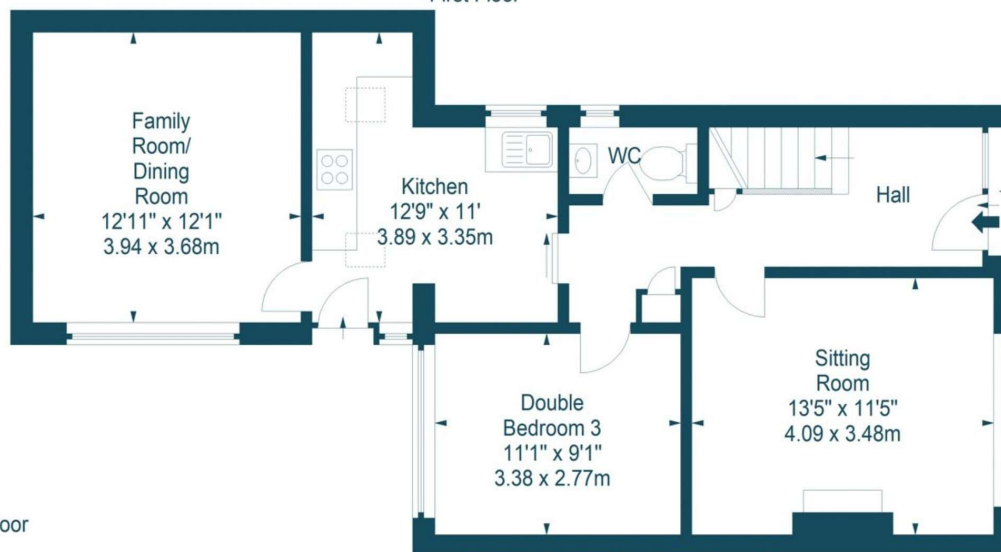
First Floor



Key :

DW - Door Width

DH - Door Height



Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.