










Offers Over

£320,000

63 Riccarton Mains Road

Currie | Edinburgh | EH14 5ND

This charming three bedroom semi-detached villa is quietly positioned within the ever-popular Currie district, ideally placed for highly regarded schooling, excellent local amenities, and convenient transport links. Offering bright, well-proportioned accommodation and a superb south-west facing garden, the property will have strong appeal to families seeking a move-in-ready home in a desirable location.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

A welcoming entrance hallway gives access to the main ground floor accommodation and includes a useful understairs cupboard. The bright and spacious lounge enjoys a front-facing aspect, complemented by a stylish electric stove and shutter blinds for a modern finish. The lounge flows seamlessly into the dining room, where French doors open directly onto the rear garden – perfect for family meals and entertaining. The modern kitchen is fitted with a range of integrated and freestanding white goods, along with partial tiling in splash areas and under-unit lighting, creating a practical and contemporary workspace. Upstairs, the first-floor landing provides access to the partially floored attic via a Ramsay ladder. The principal bedroom is a generous rear-facing double, while the second bedroom is another well-sized double with a front aspect. Both rooms offer flexibility for freestanding furniture and varied layouts. The third bedroom is a spacious single with a handy storage cupboard, ideal as a child's room or home study. The bathroom is finished with partial tiling and features a rain shower over the bath along with a heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property boasts a south-west facing rear garden with a pergola, wooden deck, tiled path, and chipstone section, creating an inviting outdoor space for relaxing or entertaining. A shed is included, and side access offers added convenience. To the rear, a driveway provides off-street parking for two to three cars. The front garden is attractively laid out with mature shrubs and low-maintenance planting.



Extras

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



Viewing

By appointment through Neilsons 0131 625 2222.





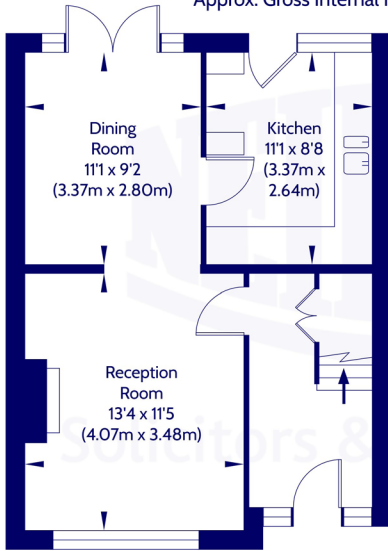
Location

The popular village of Currie has become an established suburb of the City of Edinburgh, offering easy access to the city centre by way of frequent public transport services along with Curriehill Railway Station providing excellent links to Edinburgh and Glasgow. Currie and the neighbouring districts of Juniper Green and Balerno offer an excellent range of local shops and services and provide highly regarded nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and the open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton, the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar are all within easy commuting distance.

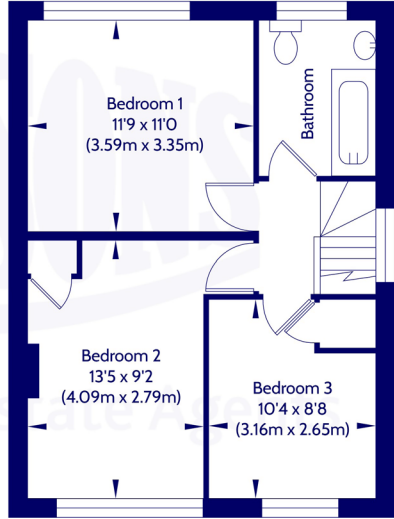




Approx. Gross Internal Floor Area 83 Sq M / 892 Sq Ft.



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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- [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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