



lindsays

2 Riccarton Mains Road
Edinburgh, EH14 5NG

"a spacious detached house set within beautifully maintained gardens"

- Welcoming hall
- Sitting room
- Dining room
- Fitted kitchen
- Three double bedrooms
- Bathroom
- Gas central heating
- Double glazing

EPC Rating C

FIXED PRICE £350,000



Description

A spacious detached house set within beautifully maintained gardens, located in the popular area of Currie. This delightful property offers an ideal family home which would now benefit from some modernisation and upgrading, offering the opportunity for a new owner to create a stylish home in a sought after location. There is potential to extend the property, including erecting a garage to the rear, subject to obtaining the necessary consents. In brief the accommodation comprises; welcoming hall, sitting room with window to the front, dining room which can be accessed from both the kitchen and living room with window overlooking the rear garden, fitted kitchen with door to the rear garden, three double bedrooms, and bathroom. A private lane gives access to the rear with a space available for parking.

Area

Currie is conveniently situated approximately six miles from Edinburgh city centre and as such is very popular with city commuters who prefer a more tranquil home environment. A main line rail link provides an alternative route into the city centre (journey time approximately 15 minutes) and swift access may also be gained to Edinburgh International Airport, the M8, M9 and M90 motorways via the city by-pass (5 minutes). Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. The local schools have an excellent academic reputation and also offer a tremendous variety of community leisure activities. In addition, there are several golf courses in the immediate vicinity, beautiful walks by the Water of Leith, access to the city's cycle path network and of course the wonderful open spaces of the Pentland Hills Regional Park. Heriot Watt University at Riccarton is within a few minutes, as are the Gyle Shopping Centre, Edinburgh Business Park and the Royal Bank Headquarters at Gogar.

Viewing

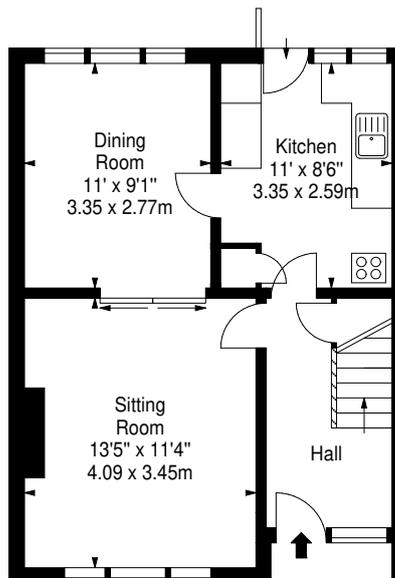
By appointment contact Lindsays 0131 229 4040.



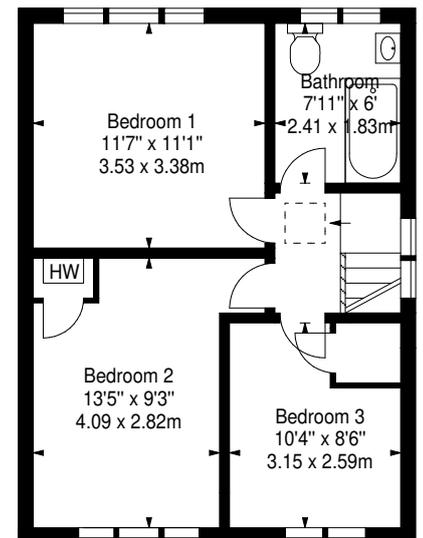
**Riccarton Mains Road,
Currie,
Midlothian, EH14 5NG**



Approx. Gross Internal Area
908 Sq Ft - 84.35 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.