



19 Riccarton Grove
Edinburgh
EH14 5DP

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Now in need of full modernisation 19 Riccarton Grove is situated within a prime residential street located in the highly sought after area of Currie. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, the Airport and Forth Bridges.

The ground floor accommodation comprises; hallway with storage cupboard, living room with attractive bay window and doors leading to the dining room, kitchen with door leading to back garden and downstairs shower room. Upstairs there are three well-proportioned bedrooms (2 with fitted wardrobes) and the family bathroom completes the accommodation.

Outside there are gardens to the front and rear.
The property is being sold as seen.

Property Features

Desirable Location

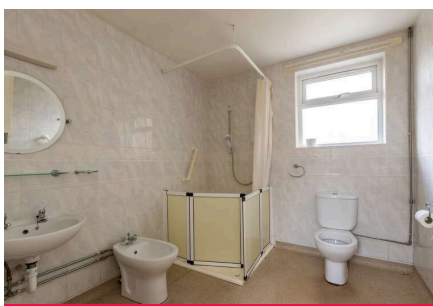
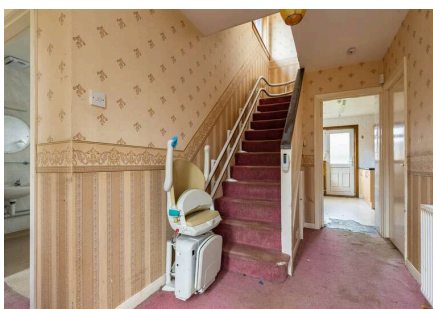
In Need of Modernisation

Superb Potential

Flexible Accommodation

3 Bedrooms

Garden



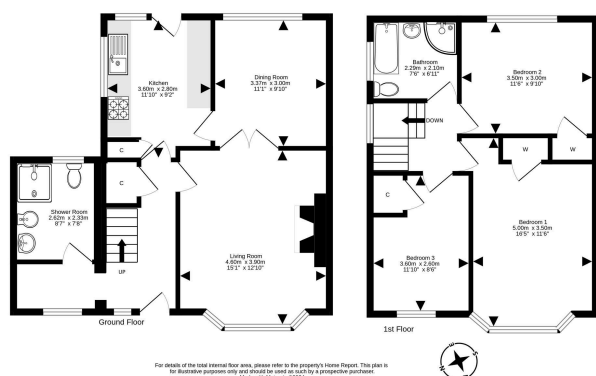




Currie is a popular residential area which lies a few miles south west of the city centre. The property is near walkways and cycle paths that take you to the city centre, Balerno and the Pentland Hills Regional Park. Rail access into the city centre is found at Curriehill Station and regular buses can 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.

Extras

Any fitted floor coverings and light fittings are included in the sale (the seller will not warrant their working order). The property is being sold as seen.



AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

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 the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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