



2 BED



1 BATH



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17 DOLPHIN GARDENS EAST

Currie, Edinburgh, EH14 5RB

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This two-bedroom house is perfect for those looking for a peaceful retreat from city life, with excellent transportation links in and out of Edinburgh, including day and night buses, rail connections, and nearby major roads for travel further afield. The property occupies a generous end-terraced plot with low-maintenance gardens to three sides, a gated driveway, and a detached garage. The interiors include a wet room, a kitchen, and two bright reception rooms, with a social flow between ground-floor rooms and appealing opportunities for updating in parts.

Inside, an entrance hall (with convenient storage) flows into a spacious living room enjoying sun throughout the day. Offset by elegant décor and plush fitted carpeting, this south-facing sitting room is arranged around an inviting living flame fire and is connected to a versatile second reception room. This reception room (with comfortable carpeting and handy built-in cupboards) is ideal for formal dining and year-round entertaining due to its direct access to the kitchen and rear garden. The adjoining kitchen (also accessible from the hall) features sleek contemporary cabinets paired with spacious worktops, attractive patterned flooring, and plenty of space for freestanding appliances.



PROPERTY FEATURES

- Quiet well-connected location
- End-terraced house on a corner plot
- Entrance hall with storage
- South-facing living room, connected to:
- Dining room with kitchen and garden access
- Modern kitchen with room for appliances
- Two double bedrooms (one with storage)
- Bright wet room
- Low-maintenance gardens on three sides
- Gated driveway and detached single garage
- Gas central heating and double glazing





SOUTH-FACING LIVING ROOM, CONNECTED TO A DINING ROOM WITH KITCHEN AND GARDEN ACCESS







Upstairs, a landing leads to two carpeted double bedrooms served by a bright wet room. The larger bedroom is fitted with wall-to-wall wardrobes featuring a partially mirrored frontage. The practical aqua-panelled wet room includes a walk-in enclosure, a WC, a pedestal basin, and a towel radiator. The property is fully double-glazed and heated by gas central heating.

Externally, the house is hugged by easy-to-maintain paved gardens including a suntrap seating area to the front. A gated front driveway leads to a detached single garage providing private parking for more than one vehicle.

Extras: Included in the sale are all fitted flooring, window coverings, and light fittings.



CURRIE, EDINBURGH

Nestled between the Pentland Hills and the Water of Leith, the area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away, and offer an extensive range of High Street names and large supermarkets.

Currie has excellent educational facilities with primary, secondary and independent options nearby. Plus Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provide regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also features a regular night service.

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AND NOTARIES PUBLIC

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