

35

**35 RICCARTON GROVE
CURRIE
EDINBURGH
EH14 5PD**

This semi detached bungalow is peacefully situated at the head of a popular residential cul-de-sac within Edinburgh's sought after Currie district.

Entrance vestibule, reception hallway, lounge / dining room, kitchen, two double bedrooms, shower room and undeveloped attic.

Gas central heating and double glazing. Detached larger style garage and private gardens.



GENERAL DESCRIPTION

This semi detached bungalow is peacefully situated at the head of a popular residential cul-de-sac within Edinburgh's sought after Currie district. The accommodation has an internal layout comprising – entrance vestibule; reception hallway with access to all rooms; well proportioned lounge / dining room; fitted kitchen with window and door to the rear garden; double bedroom one with window to the rear and built-in wardrobes; double bedroom two with front facing window; shower room with window to the side displaying a modern three piece suite. The property's specification includes gas central heating and all windows are double glazed. Externally the property is set within mature well stocked gardens to the front side and rear. To the rear there is a larger style detached garage that is accessed off a residents' lane.

SITUATION

Currie is a desirable residential area that lies approximately six miles to the south west of Edinburgh's city centre. Although it is part of Edinburgh, it has the feel of a small town with a great selection of shops, supermarkets and leisure facilities. Locally, there is a wide range of walks and cycle tracks and the Pentland Hills Regional Park is on the doorstep. Currie sits on a number of bus routes and is close to the City Bypass linking it with the motorway network, the airport and the Forth Bridges. A local train station also makes it a perfect location for commuters. It is ideal for people who enjoy access to the countryside but the convenience of city living.

ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM 14'8" x 13'3" 4.48m x 4.05m

KITCHEN 10'0" x 8'10" 3.05m x 2.70m

BEDROOM ONE 13'3" x 11'11" 4.05m x 3.63m

BEDROOM TWO 11'1" x 9'10" 3.40m x 3.00m

SHOWER ROOM 6'6" x 5'5" 1.98m x 1.66m

GARAGE 18'3" x 10'9" 5.57m x 3.30m



ENTRY

By Arrangement

PRICE & VIEWING

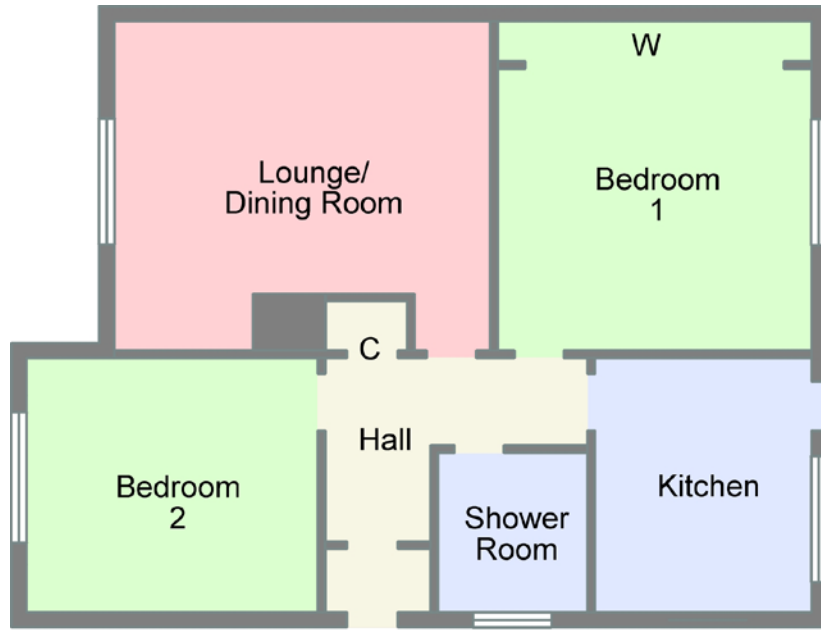
For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: D

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.





Schematic Diagram only - Not to scale



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