



8 Tansy Street,
Currie, EH14 6AZ



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Beautifully presented and completed by Cala Homes in 2017, this impressive detached family home extends to approximately 219m² and forms part of the exclusive Kinleith Mill development. Nestled on the banks of the idyllic Water of Leith and surrounded by mature woodland, the property enjoys a peaceful setting while benefiting from a host of high-quality upgrades throughout.

The accommodation begins with an entrance vestibule with window and WC, leading into a welcoming open-plan reception hallway with Amtico flooring and two useful storage cupboards. To the front, the elegant lounge features an attractive electric fire with stone surround and double glazed doors opening to both the hallway and dining room.

The rear-facing dining room is enhanced by bespoke cabinetry by Juniper Kitchens, providing an excellent combination of display and concealed storage. The striking kitchen is fitted with a stylish range of contemporary base and wall units, granite worktops and a recently installed central island. High-specification appliances include a Miele double oven, dishwasher, fridge/freezer and wine cooler. Amtico flooring flows seamlessly from the hallway through to the impressive family room.

A particular highlight of the home is the spectacular open-plan family room, which connects beautifully with the kitchen and hallway. Featuring four windows, French doors to the garden, a vaulted ceiling and an electric fire, this is a stunning space for both everyday family living and entertaining. A versatile additional reception room to the front, currently arranged as a living room, offers flexibility as a sixth bedroom if required and benefits from a contemporary media wall.

The ground floor is further complemented by a well-equipped utility room with fitted cupboards and direct access to the side of the property.

Upstairs, a spacious galleried landing provides access to two deep storage cupboards and a floored loft with ladder access. The property offers five generous double bedrooms, four of which feature fitted wardrobes. The principal bedroom enjoys a luxurious en-suite bathroom with separate bath, shower enclosure and window. A stylish family bathroom, also with separate bath, shower and window, serves the remaining bedrooms.

The property has gas central heating, double glazing and a security alarm system.

Externally, the beautifully maintained gardens are fully enclosed to both the front and rear. The rear garden is predominantly laid to lawn and includes a patio area with canopy and outdoor heaters, creating the perfect setting for outdoor entertaining. An artificial putting green provides an additional recreational feature.

Completing this exceptional home is a double garage with electric up-and-over door, power and lighting.

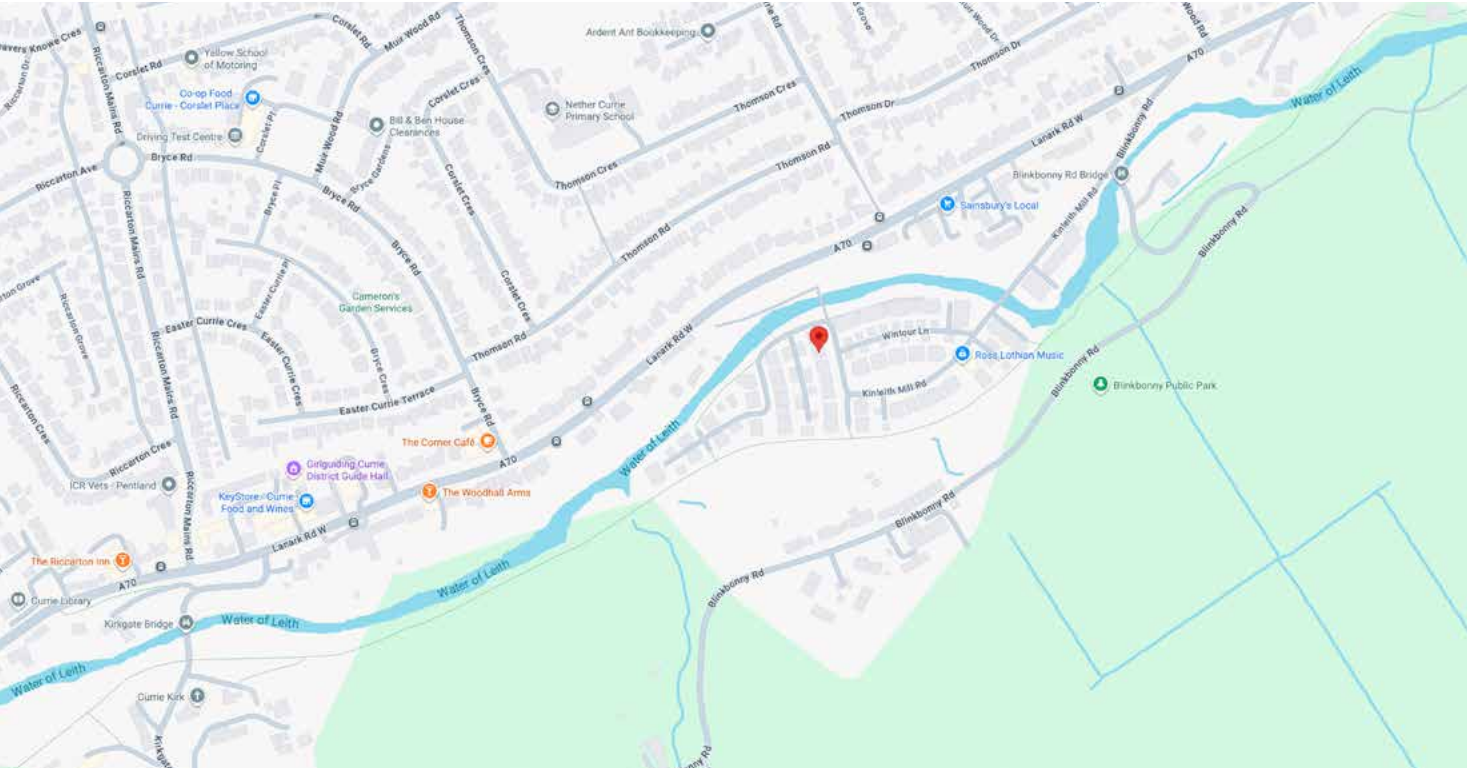
A rare opportunity to acquire a substantial and highly upgraded family home in one of Edinburgh's most desirable woodland developments.

There is a factoring arrangement in place for the upkeep of the common outdoor areas. The current factor is Factors Direct Ltd with a monthly payment of approximately £8.50.





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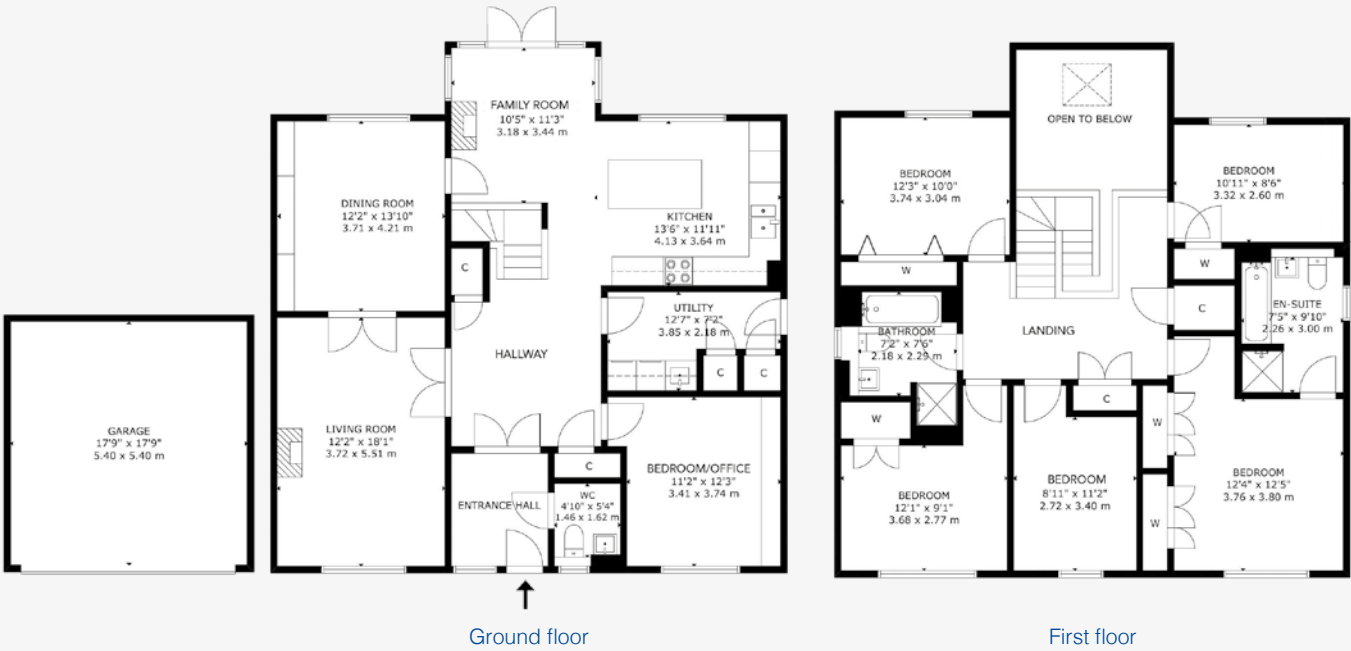


Currie is a popular village located to the west of the city nestling under the Pentland Hills.

Area Description

Currie is a popular village located to the west of the city nestling under the Pentland Hills. 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 Queensferry Crossing. Public transport is available with excellent bus and train links with Curriehill Railway Station

within walking distance. The village itself has a range of shops, post office, a medical centre, along with bars, restaurants and takeaways. The nearby Gyle Shopping Centre and Hermiston Gait Retail Park provide further shopping facilities. The Heriot Watt university campus is nearby and education is catered for at Nether Currie Primary and Currie High Schools.



Accommodation

Lounge:	5.5m x 3.7m	(18'1" x 12'2")	Bedroom 1:	3.76m x 3.78m	(12'4" x 12'5")
Dining Room:	4.22m x 3.7m	(13'10" x 12'2")	En suite bathroom:	3m x 2.26m	(9'10" x 7'5")
family room:	3.18m x 3.43m	(10'5" x 11'3")	Bedroom 2:	3.73m x 3.05m	(12'3" x 10')
Living Room / bedroom:	3.4m x 3.73m	(11'2" x 12'3")	Bedroom 3:	3.68m x 2.77m	(12'1" x 9'1")
Kitchen:	4.11m x 3.63m	(13'6" x 11'11")	Bedroom 4:	3.33m x 2.6m	(10'11" x 8'6")
Utility Room:	3.84m x 2.18m	(12'7" x 7'2")	Bedroom 5:	3.4m x 2.72m	(11'2" x 8'11")
WC:	1.47m x 1.63m	(4'10" x 5'4")	Bathroom:	2.29m x 2.18m	(7'6" x 7'2")
			Garage:	5.4m x 5.4m	(17'9" x 17'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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