



14 Tansy Street,
Currie, EH14 6AZ



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Positioned within the prestigious Kinleith Mill development, this exceptional detached residence was built by Cala Homes in 2017 and offers around 171 sq. metres of beautifully designed family accommodation. Occupying a picturesque setting alongside the Water of Leith and surrounded by mature woodland, the property combines tranquil surroundings with modern luxury and a range of quality enhancements.

The welcoming entrance vestibule opens into a spacious reception hall, setting the tone for the generous accommodation beyond. To the front of the property, a bright dual-aspect lounge and dining room provides an elegant space for relaxing and entertaining, complemented by a useful storage cupboard.

At the heart of the home lies a contemporary fitted kitchen, thoughtfully designed with an extensive selection of sleek wall and base units and integrated appliances including an oven, hob, extractor hood, dishwasher and fridge/freezer.

A standout feature of the property is the magnificent open-plan family living area. Seamlessly connected to both the kitchen and hallway, this impressive space is flooded with natural light from three windows and French style doors opening directly onto the garden. The vaulted ceiling further enhances the sense of scale, creating a superb environment for modern family life and social gatherings alike. A versatile room positioned to the front, currently arranged as a home office with bespoke fitted furniture, offers excellent flexibility and could easily serve as a fifth bedroom if desired.

Completing the ground floor is a practical utility room together with a cloakroom/ WC featuring a side-facing window.

The first floor is accessed via an attractive galleried landing with built-in storage. There are four well-proportioned double bedrooms, three benefiting from fitted wardrobes. The principal suite enjoys a luxurious en-suite bathroom complete with bath, separate shower enclosure and natural light from a window. A contemporary family bathroom, similarly appointed with both bath and separate shower, comfortably serves the remaining bedrooms.

Further benefits include gas central heating, double glazing throughout and a fitted security alarm system.

Outside, the property is set within well maintained gardens to the front and rear, both fully enclosed and ideal for families and outdoor entertaining. The rear garden is predominantly laid to lawn with a patio area. A double garage, equipped with power, lighting and an up-and-over door, completes this superb family home.

There is a factoring arrangement in place for the upkeep of the common outdoor areas. The current factor is Factors Direct Ltd with a quarterly payment of approximately £60.

Area Description

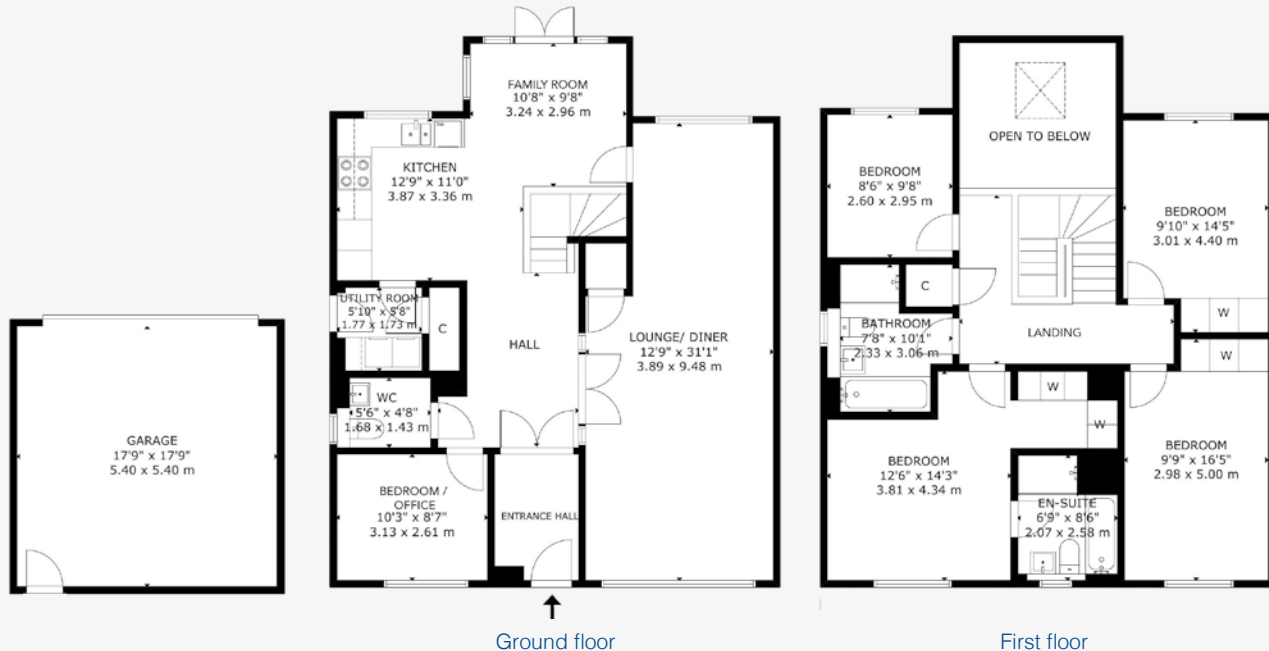
Currie is a popular village located to the west of the city nestling under the Pentland Hills. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, the Airport and Queensferry Crossing. Public transport is available with 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/Diner: 3.89m x 9.47m (12'9" x 31'1")
 Kitchen: 3.89m x 3.35m (12'9" x 11')
 Family Room: 3.25m x 2.95m (10'8" x 9'8")
 Utility Room: 1.78m x 1.73m (5'10" x 5'8")
 WC: 1.68m x 1.42m (5'6" x 4'8")
 Bedroom 5/Office: 3.12m x 2.62m (10'3" x 8'7")

Bedroom 1: 3.8m x 4.34m (12'6" x 14'3")
 En-Suite: 2.06m x 2.6m (6'9" x 8'6")
 Bedroom 2: 2.97m x 5m (9'9" x 16'5")
 Bedroom 3: 3m x 4.4m (9'10" x 14'5")
 Bedroom 4: 2.6m x 2.95m (8'6" x 9'8")
 Bathroom: 2.34m x 3.07m (7'8" x 10'1")
 Garage: 5.4m x 5.4m (17'9" x 17'9")



For more information or to register your interest, please contact:

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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.**

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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