

SIMPSON & MARWICK

40 KINLEITH MILL ROAD, CURRIE, MIDLOTHIAN, EH14 6AX

EPC B



This well-presented semi-detached house offers spacious family living in this sought-after development, Kinleith Mill in the Currie area of Edinburgh.

With four bedrooms, two bathrooms, and WC, it provides an ideal environment for comfortable family life with a well-maintained private and enclosed rear garden.

On the ground floor, you will find a modern kitchen/dining room equipped with a five-ring gas hob, integrated dishwasher, and fridge/freezer, perfect for preparing and enjoying meals with direct access to the manicured garden. The lounge offers a generous space for relaxing and entertaining guests. A convenient WC, Utility and under stair storage adds practicality to this level.





Ascending to the first floor, there are four well-proportioned bedrooms of which all are equipped with fitted wardrobes, providing ample space for a growing family or accommodating guests.

The main bathroom features a four-piece suite for your convenience, while the principal bedroom benefits from an en-suite shower room, enhancing privacy and comfort.







The attic offers additional space, partially floored for storage options, which can be easily accessed. With private gardens surrounding the property, outdoor enjoyment is assured.

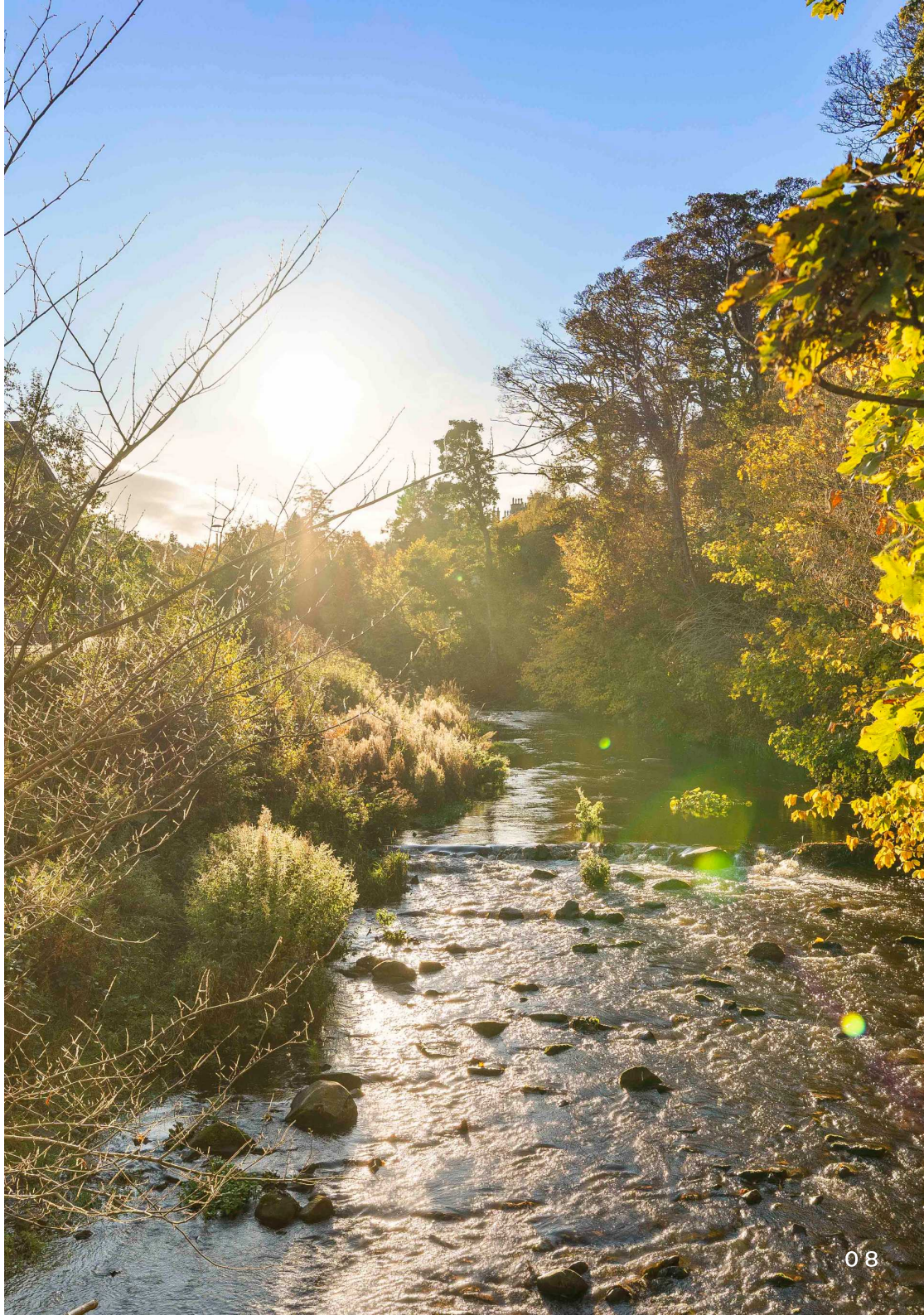
Completing this appealing home are features including double glazing, gas central heating, and a double garage with an electric door, along with a single driveway for parking.

The house is in excellent condition. Please note that other items may be available through separate negotiation.



LOCATION

Situated in the desirable suburb of Currie, Midlothian, this property enjoys a tranquil setting with easy access to local amenities, schools, and transport links to the City Centre. It is ideal for family living and offers proximity to the Pentlands and Water of Leith footpaths.





Fixtures and Fittings
All blinds and light fittings are included in the sale, with free-standing items and curtains available for negotiation.

Viewing Details
By appointment contact Simpson & Marwick





40 KINLEITH MILL ROAD

Currie, Midlothian, EH14 6AX

Approx. Gross Internal Area:
1700.7 Sq Ft (158 Sq M)



For Identification purposes only.
Not to scale.

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01620 892000

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