

SIMPSON & MARWICK

2 BLINKBONNY STEADING, BLINKBONNY ROAD, CURRIE, EDINBURGH, EH14 6AE

EPC B



This beautifully presented four-bedroom terraced steading conversion offers a perfect blend of modern living and countryside charm.

On the ground floor, the welcoming entrance vestibule leads into the spacious hallway with convenient storage.

The lounge/diner, featuring bi-folding doors to the garden and a log burning stove, creates a warm and inviting ambience. The modern kitchen is fully equipped with high-end integrated appliances including a gas hob, oven, microwave/oven, dishwasher and fridge/ freezer. A versatile bedroom is currently used as a family room and another is used as a home office. A shower room and a fully fitted utility room complete this level.







The first floor boasts two generously sized double bedrooms, each with en-suite facilities. The principal bedroom is enhanced with Velux windows, fitted wardrobes, and eaves storage. A landing area with a walk-in cupboard offers further storage solutions.




LAUNDRY



Windows are double glazed, and the property benefits from efficient gas central heating. The private rear garden, a true highlight, offers sunny, open views of the countryside.

It features split-level landscaping with a patio and decked area, ideal for relaxation. Residents parking is available to the side of the property, ensuring convenience.

LOCATION

Situated in Currie, the property enjoys a peaceful setting with easy access to local amenities, schools, and transport links to Edinburgh City Centre.

The surrounding countryside provides excellent opportunities for outdoor activities and scenic walks.





Fixtures and Fittings
Selected curtains, blinds, and light fittings are included in the sale. Please note that other items may be available through separate negotiation.

Viewing Details
By appointment contact Simpson & Marwick.



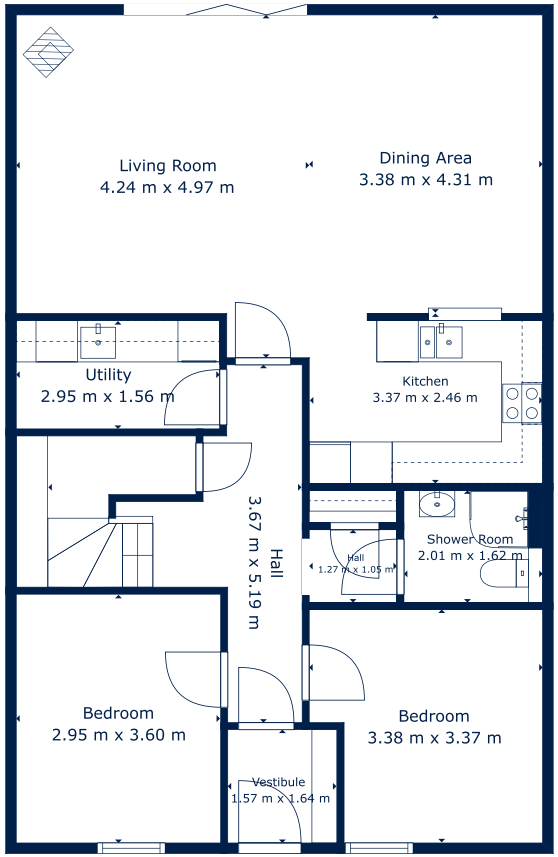



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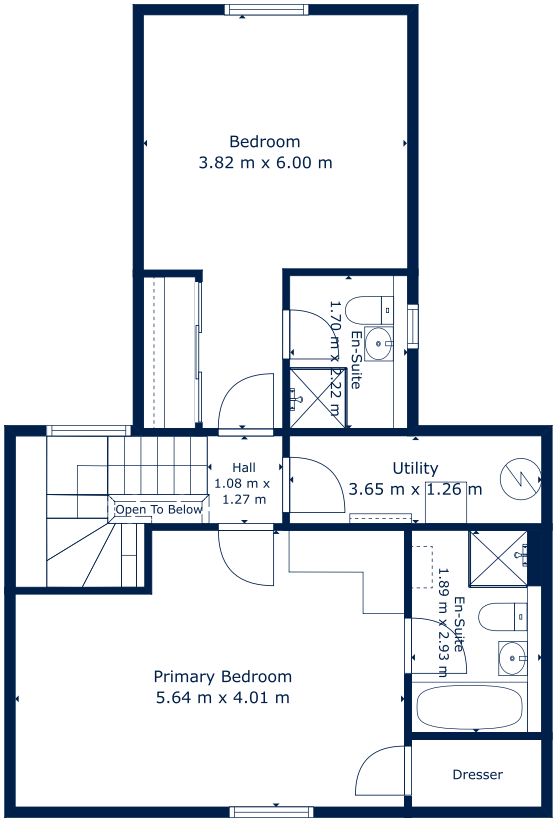
2 BLINKBONNY STEADING

Blinkbonny Road, Currie, Edinburgh, EH14 6AE

Approx. Gross Internal Area:
1679.17 Sq Ft (156 Sq M)



Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

Edinburgh	North Berwick	Aberdeen
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