

# 19 TANSY STREET

Currie, Edinburgh, EH14 6AZ



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**PROPERTY NAME**

19 Tansy Street

**LOCATION**

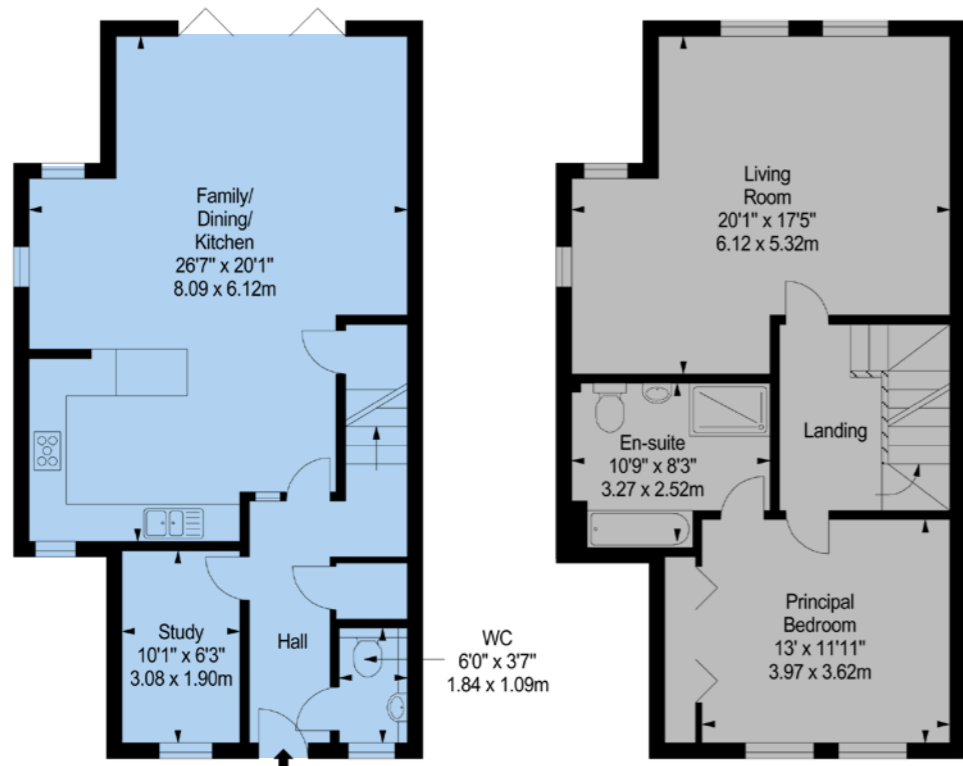
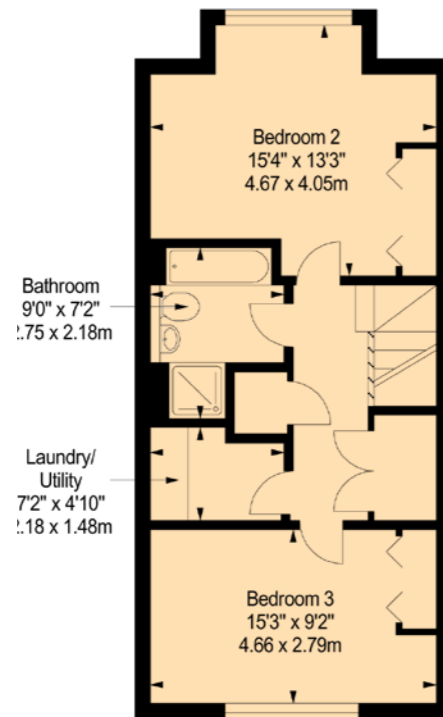
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**APPROXIMATE TOTAL AREA:**

171.4 sq. metres (1845.0 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● SECOND-FLOOR

The floorplan is for illustrative purposes. All sizes are approximate.



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# An end-terraced townhouse with beautifully presented interiors

This immaculately presented three-bedroom, two-bathroom (plus a separate WC) end-terraced townhouse will appeal to couples and families and is presented with immaculate modern interiors and neutral décor throughout. Forming part of the award-winning CALA Homes Kinleith Mill development located on the banks of the idyllic Water of Leith and surrounded by mature woodland. Commanding a stunning outlook to the rear over the water and towards the weir for the original Paper Mill. Set on the edge of Currie, the home enjoys a delightfully quiet position but still lies within easy reach of excellent local amenities, including a range of shops, schools, and transport links, as well as scenic open spaces and the heart of the capital is just over six miles away.

## GENERAL FEATURES

- End-terraced townhouse in Currie
- Forming part of a sought-after CALA Homes development
- Immaculately presented, contemporary interiors
- EPC Rating - B | Council Tax band - F

## ACCOMMODATION FEATURES

- Entrance hall with storage and WC
- Fabulous open-plan kitchen/family/dining room
- Contemporary, fully integrated kitchen
- Large dual-aspect living room
- Principal bedroom with generous en-suite
- Two further spacious double bedrooms
- Four-piece family bathroom
- Useful laundry/utility room
- Versatile study for homeworking
- Hive heating and hot water

## EXTERIOR FEATURES

- Landscaped, easily-maintained, southwest-facing rear garden
- Two private parking bays with EV cabling



## Welcome inside

The entrance hall (with useful built-in storage and a WC) welcomes you into the home, immediately setting the tone for the immaculate accommodation to follow with neutral décor and Amtico flooring.





## The open-plan kitchen, family and dining room

The open-plan kitchen, family and dining room is the hub of the home and represents a wonderful sociable space for gathering as a family and entertaining with guests, with ample space for the new owners' choice of furniture layouts. The room continues the immaculate presentation of the entrance hall with the same décor and flooring, and it further benefits from bi-folding doors capturing sunny natural light throughout the day and opening onto the garden.



# The perfect space...

for family life  
and entertaining alike





## Well-equipped & contemporary cooking zone

The kitchen is well-appointed with a range of glossy, contemporary wall and base cabinets, spacious Apollo quartz worktops, and a full selection of neatly integrated appliances.



## The living room with exceptional leafy views

The flexible and spacious living room is situated on the first floor and is brightly lit by dual-aspect windows, two of which are southwest-facing and frame the stunning backdrop of the surrounding woodland and the Water of Leith. It is also elegantly decorated and fitted with a carpet for optimum comfort underfoot.



Three generous,  
**Immaculately**  
presented sleeping areas



The principal bedroom is located on the first floor, presented with the same neutral décor as the preceding accommodation and a fitted carpet, and is adjoined by a large built-in wardrobe and a four-piece en-suite bathroom. The remaining two bedrooms, found on the second floor and approached via a landing with built-in storage and a useful laundry room, are identically styled and accompanied by built-in wardrobes.



## The study

The study is situated on the ground floor and offers an ideal quiet space for those who work or study from home, with potential alternative uses including a home gym/studio, a children's play room, or a hobby/reading room.

# Two stylishly appointed four-piece bathrooms



The en-suite bathroom comprises a bath with a shower attachment, a large shower enclosure, a WC-suite, and a mirrored, wall-mounted vanity cabinet. The family bathroom is almost identically fitted with the same four-piece suite (bath, shower, basin, and WC), with a double mirrored vanity cabinet and a tall chrome towel radiator.



A photograph of a landscaped garden. The garden features a wooden fence with a lattice top section on the right. The fence is decorated with a heart-shaped wreath and a clover-shaped mirror. A high-end artificial lawn is in the center, and a patio with a round table and four chairs is on the right. The background shows trees and a building.

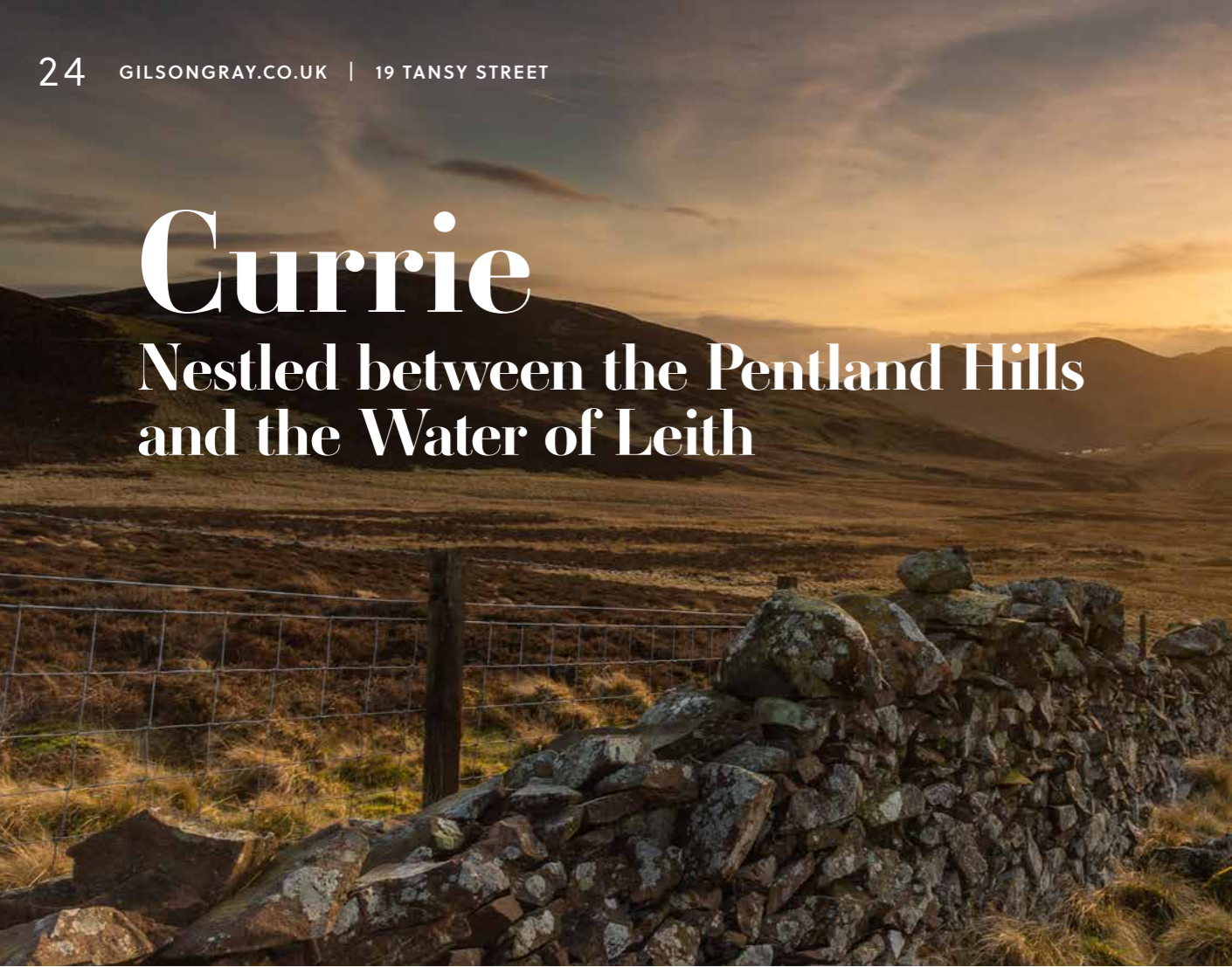
# Easily maintained landscaped garden and dedicated parking

Externally, the home is accompanied by a sunny, southwest-facing rear garden, enjoying lovely views, with a high-end artificial lawn, a patio for alfresco dining, and a chipped area, ideal for children's play equipment. To the front of the property is a low-maintenance garden and two private parking bays with EV cabling.

Extras: Integrated kitchen appliances comprising an oven, a combination microwave oven, an induction hob, a wine cooler, and a dishwasher will be included in the sale. All window blinds will also be included. Please note, no warranties or guarantees shall be provided for the appliances.

# Currie

Nestled between the Pentland Hills and the Water of Leith



AN EASY COMMUTE TO EDINBURGH CITY CENTRE

19 TANSY STREET

The area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away, and offer an extensive range of High Street names and large supermarkets.

# Enjoy the best of both worlds

Currie has excellent educational facilities with with primary, secondary and independent options nearby. Plus Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provide regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also features a regular night service.





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