

1/4 Wintour Lane

Currie, Edinburgh, EH14 6AY



Welcome

from the Watermans Team, to the property at:

1/4 Wintour Lane

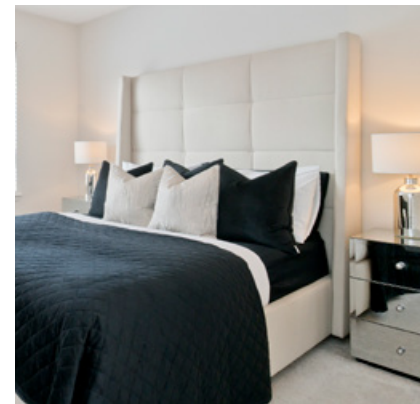
Currie, Edinburgh, EH14 6AY

An exceptional two-bedroom first-floor apartment finished to impeccable standards and set within a highly sought-after Cala Homes development, located beside the Water of Leith near the countryside in the charming village of Currie. Situated in the picturesque village of Currie, this stylish two-bedroom first-floor apartment forms part of an exclusive riverside development by Cala Homes. It is finished to impressive standards, and provides buyers with an attractive blank canvas of décor, as well as modern fixtures and fittings. It includes an on-trend kitchen and two bathrooms, and benefits from a sociable open-plan reception area. Plus, the apartment has a private balcony, allocated parking, and access to well-kept communal gardens. The high-quality home will certainly prove extremely popular with professionals, couples, and small families alike – especially with its desirable location. It is close to local amenities, including a supermarket, petrol station, and two pubs, as well as schools and transport links for a swift commute into the city centre.

We hope you love this property as much as we do.



Watermans



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Summary of the accommodation

General Features

Stylish first-floor apartment in the village of Currie
Part of a sought-after Cala Homes development
Exclusive riverside setting by the Water of Leith
Finished to high standards with neutral décor

Accommodation Features

Central hall with two double-door cupboards
Open-plan kitchen, living and dining room
Modern kitchen with integrated appliances
Private balcony with an east-facing aspect
Two spacious bedrooms with built-in wardrobes
Premium en-suite shower room with 3pc suite
Quality family bathroom with handheld shower

Other Features

Allocated residents' parking and shared bike store
Well-kept landscaped communal garden grounds




1/4 Wintour
Lane



An elegant riverside apartment

With its idyllic riverside setting, the development is peaceful and inviting, offering a scenic environment that is popular with a wide demographic. Inside, the apartment is reached via a secure telephone-entry system and a shared stairwell, the front door opening to a central hall with two double-door cloak cupboards. Defined by white walls and a wood-inspired floor, the hall instantly sets the interior standards.

Open-plan living and a private balcony



French doors extend onto a private, sheltered balcony

The open-plan reception area spans the entire depth of the property, providing spacious dimensions for comfy lounge furniture and a table and chairs. It continues the hall's appealing neutral backdrop and flooring, which adds to the airy ambience of the room. A media wall, framing the living area, is also fitted with a wall-mounted electric fireplace with a realistic living flame. The entire room is also bathed in a flood of natural light from dual-aspect windows and it has French doors that extend the space out onto a private, sheltered balcony with an east-facing aspect – perfect for admiring a beautiful sunrise.









Fashionable kitchen

with integrated appliances

The kitchen is neatly arranged in an L-shape to the rear of the room. It has an on-trend modern design, fitted with generous cabinet storage in white and with wood-inspired worktops. The fashionable look is further enhanced by ambient plinth lighting and integrated appliances that create those desirable sleek lines and a smooth finish (raised oven, gas hob, fridge/freezer, and dishwasher). A living room cupboard has plumbing for a washing machine.







Two spacious bedrooms

Set side by side, the two spacious bedrooms both have peaceful west-facing aspects and riverside views. Both rooms feature understated décor and soft carpets for maximum comfort; plus, they have the convenience of built-in wardrobes, allowing greater floorspace for alternative furnishings. The principal bedroom also has the added luxury of an en-suite shower room. Importantly, the two rooms foster a relaxed and calming ambience for a peaceful night's sleep.

*with
west-facing
aspects...*



The principal bedroom

*has the added luxury of
an en-suite shower room*





The bathrooms

with stylish, premium finishings

The family bathroom and principal's en-suite shower room both have matching designs, incorporating neutral decoration and premium tiling. The bathroom is comprised of a hidden-cistern toilet, a half-pedestal washbasin, a towel radiator, and a bath with a handheld shower. The en-suite has similar fixtures, but with an illuminated mirror and a step-in quadrant shower (instead of a bath).

Double-glazed windows and gas central heating ensure year-round comfort and efficiency.



Garden & Parking

Scenic outdoor spaces practically on your doorstep

The apartment has an allocated parking space, alongside visitor's parking and access to a shared bike store. The development also offers landscaped communal garden grounds that are neatly kept. Furthermore, it provides unfettered access to the scenic countryside and Water of Leith walkway, which are both practically on the doorstep – perfect for idyllic walks and cycle rides.

Factor: the development is factored by Ross and Liddell for the approximate fee of £75/pcm, which includes the cleaning, lighting, and maintenance for all the communal areas, as well as block buildings insurance.



Property Name

1/4 Wintour Lane

Location

Edinburgh, EH14 6AY

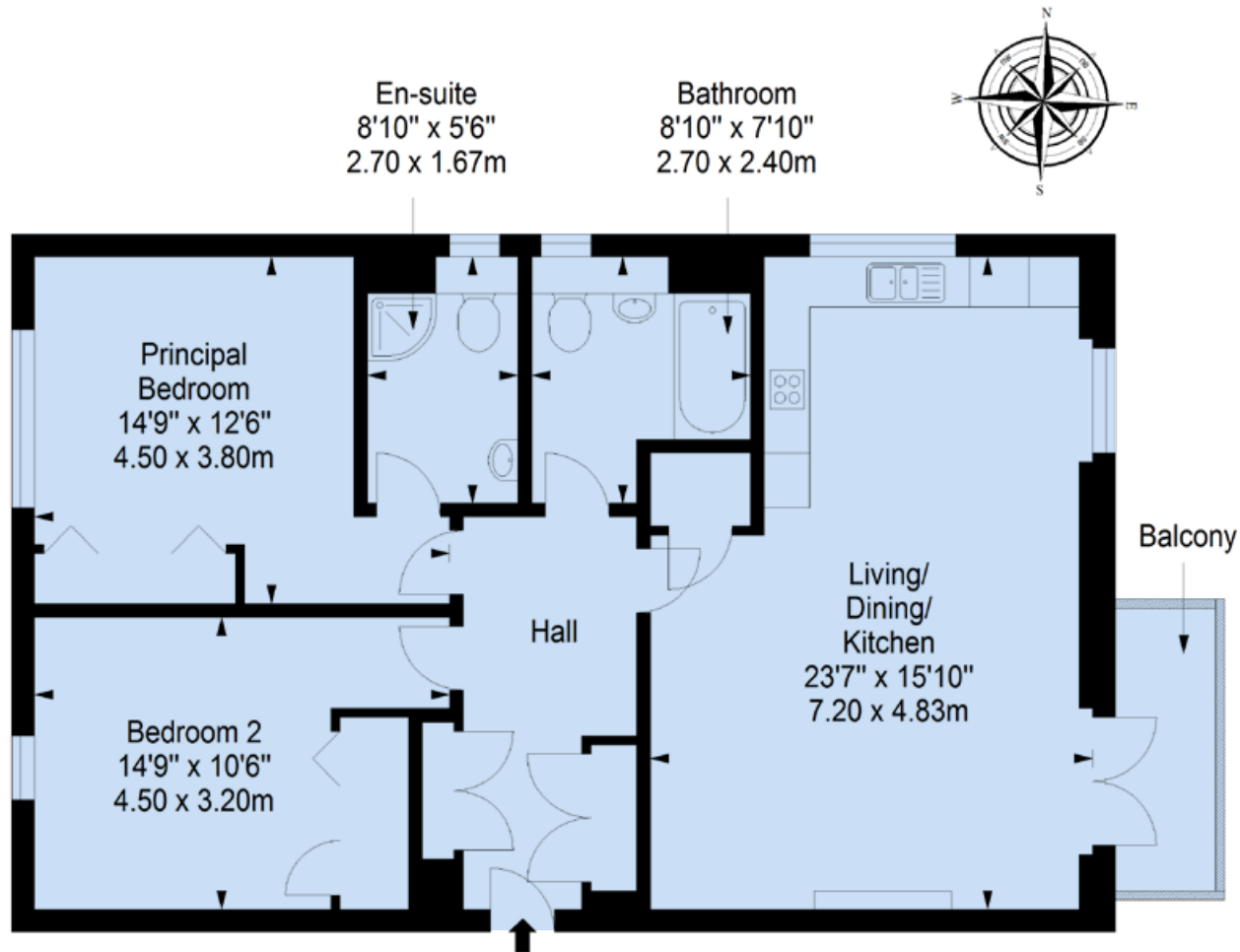
Approximate total area:

82.9 sq. metres (892.4 sq. feet)

First Floor



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



Extras: all fitted carpets and fitting floor coverings, all light fixtures and fittings (excluding the light shade in the principle bedroom), all window coverings, all integrated appliances, and wall-mounted electric fire in the lounge to be included in the sale. The freestanding washing machine and some items of furniture are available by separate negotiation.

EPC Rating - B
Council Tax band - E

Home report Value
£290,000

Currie, Edinburgh



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.

Currie has excellent educational facilities 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.

Nestled between the Pentland Hills & the Water of Leith, the area of Currie borders the villages of Juniper Green & Balerno





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Price & Viewings

Please refer to our website www.watermans.co.uk
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