

COULTERS<sup>©</sup>

# 16 TANSY STREET

CURRIE, EDINBURGH, EH14 6AZ

 5 BED  3 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

16 Tansy Street is a stunning 5 bedroom detached house situated on a peaceful residential street surrounded by woodland and adjacent to the Water of Leith.

Built by CALA Homes on the site of the former Kinleith Mill, the property offers private front and rear gardens and a double detached garage.

## KEY FEATURES



Stunning detached house on quiet residential street.



Five double bedrooms, 2 with ensuite shower rooms.



Private front and rear gardens.



Double garage with electric doors.



Superb location next to the Water of Leith and Cycle path.



Excellent local amenities in Currie.





The beautifully presented accommodation comprises on the ground floor - vestibule with storage cupboard; hall; WC; sitting/family room; kitchen/dining room with French door to the garden and a stylish fitted kitchen with integrated appliances; utility room with pantry cupboard; and study/bedroom 6.

The first floor comprises - principal bedroom suite with dressing area and shower room; double bedroom two with ensuite shower room; 3 further double bedrooms and a bathroom. A large, partially floored attic can be access from the bedroom.





## MORE INFORMATION

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. An electric car charging point has been fitted to the side of the property.

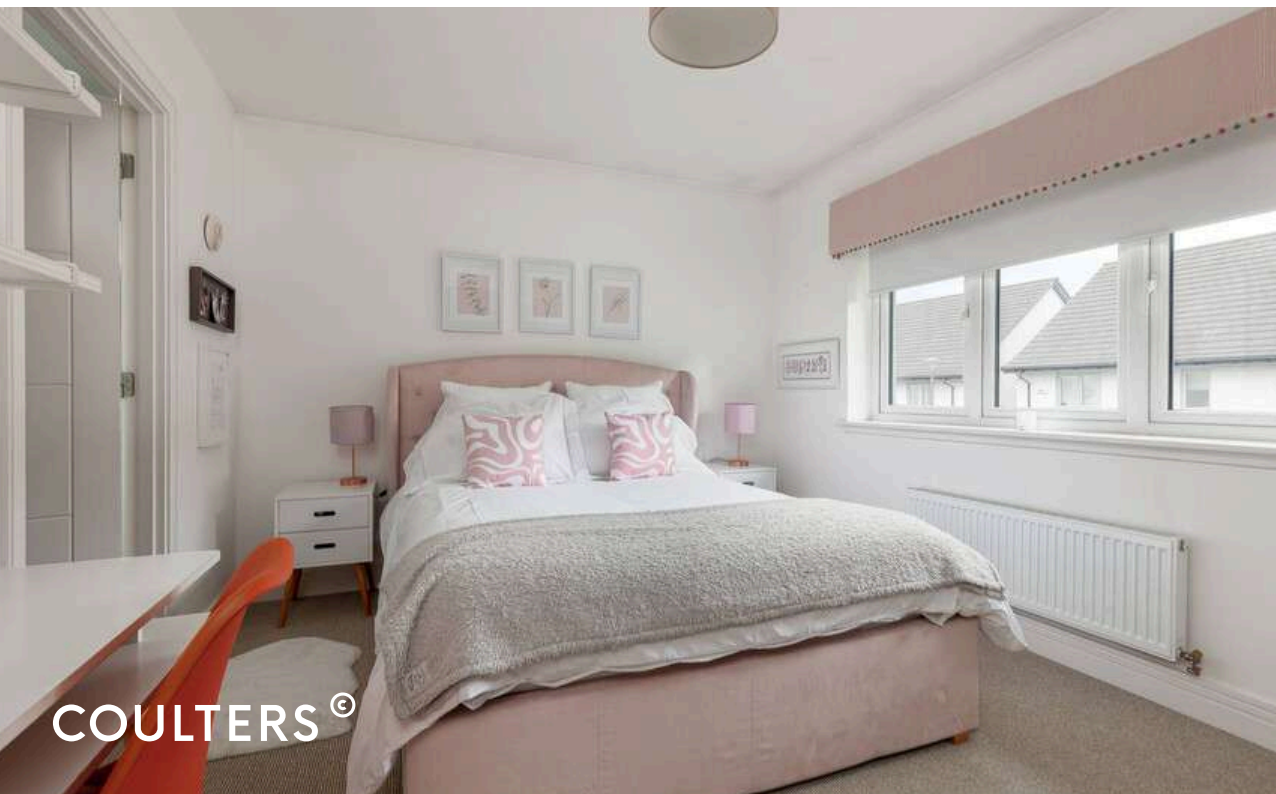
Landscaped gardens are situated to the front and rear of the property. The rear garden, which is west facing and therefore enjoys the afternoon and evening sunshine, has a patio directly adjacent to the house. Pleached trees have been planted around the boundary to enhance privacy.

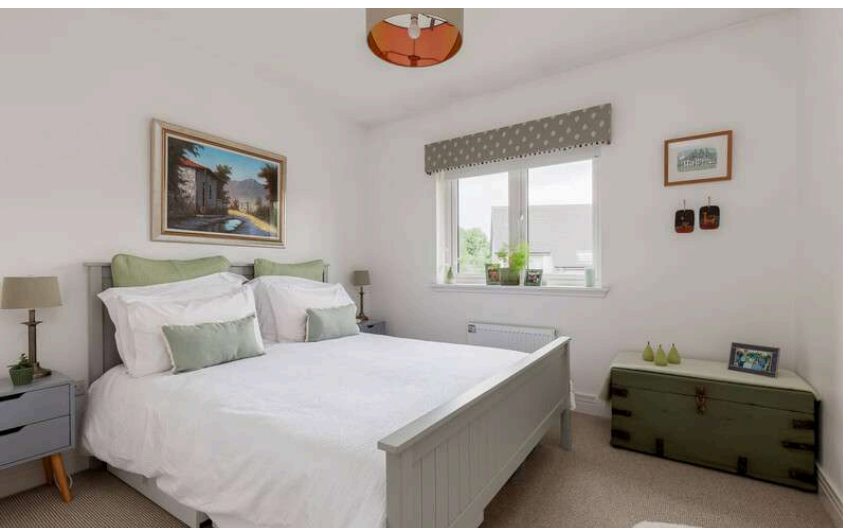
The property is situated adjacent to the Water of Leith and National Cycle Route 75 which provides swift access to Edinburgh City Centre.

A double detached garage with an electric, remote controlled up and over door is located to the rear of the property. A door leads from the garage into the back garden and the rear of the house.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The curtains are available by separate negotiation.









## THE LOCAL AREA

Nestled beside the Water of Leith to the West of Edinburgh, the village of Currie enjoys a feel of semi-rural charm. Surrounded by lush woodlands and with easy access to the Pentland Hills, it is hard to believe that Edinburgh city centre is only five miles away.

The area caters for everyday needs with amenities including a post office, mini supermarket, restaurants, traditional pubs, a library and the regular Farmers' Market in Balerno which offers local, fresh produce.



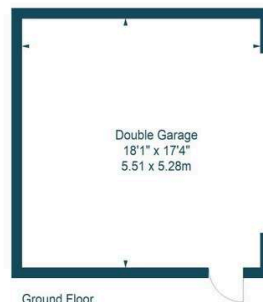
Currie is renowned for its top-ranking primary and secondary schooling. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, Currie Rugby and Football Club, Balerno Tennis Club, horse riding at the Pentland Hills Trekking Centre, Heriot Watt University and the nearby Dalmahoy Golf and Country Club.

There are good transport links via bus, trams from Edinburgh Park and a railway station at Curriehill.

Tansy Street,  
Currie,  
Midlothian, EH14 6AZ



Approx. Gross Internal Area  
2502 Sq Ft - 232.44 Sq M  
Double Garage  
Approx. Gross Internal Area  
311 Sq Ft - 28.89 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.