










Fixed Price

£645,000

12 Tansy Street

Currie | Edinburgh | EH14 6AZ

Peacefully located in a sought after and established modern development, this exceptional family home offers spacious, contemporary living in a highly desirable semi-rural location. In the grounds of the former Kinleith Paper Mill this property is conveniently placed for access to excellent schools and transport links including the airport, city bypass and city centre.

-  5 Bedrooms
-  2 Reception Rooms
-  2 Bathrooms and WC
-  Landscaped Gardens
-  Double garage
-  EPC Rating – B
-  Council Tax Band – G



Description

This fantastic and well-presented contemporary house was completed by CALA Homes in 2017 and is set over two floors providing spacious, light and flexible family living. The accommodation on the ground floor flows from the large entrance vestibule through double doors to a reception hallway that leads to the principal reception rooms. The rooms flow into one another, which is ideal for modern family living and entertaining.

The open plan kitchen and family room is at the heart of the property. The space is flooded with natural light by a double-height ceiling and patio doors which lead into the rear garden. The designer kitchen is finished to a high specification with AEG integrated appliances. There is a separate utility room with a large storage larder. The dual aspect open plan reception and dining room runs the length of the house and offers an abundance of additional living space. The remaining downstairs room offers flexible use as a bedroom, family room or home office. The downstairs space is completed by a WC located off the hallway.

The first floor accommodation is accessed from stairs in the hallway that lead to a galleried landing. The principal bedroom has a walk-in dressing room area with built-in wardrobes and a luxurious en-suite with separate shower cubicle and bath. There are three additional bedrooms upstairs with two benefitting from built-in wardrobes. The modern family bathroom with separate shower cubicle and bath is located off the landing.

The property boasts a high-quality finish and specification throughout and is in walk in condition. Paying homage to the original architecture of the historic paper mill, the house features traditional red brick exteriors and attractive iron railings.



Extras

The integrated kitchen appliances are to be included in the sale. All fitted floor coverings, some light fittings, shutters, curtains, and blinds are also included.

Gardens & Garage

The property is set back from the street by a gated front garden. To the rear, there is a generous and fully enclosed garden ideal for relaxing and al fresco dining in the warmer months. The garden is predominantly laid to lawn with patio and decking areas and access to the double garage. The garage is to the rear of the property and has remote control up and over door, power and light.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Tansy Street forms part of an exclusive modern development and enjoys a tree-lined setting beside the picturesque Water of Leith in Currie.

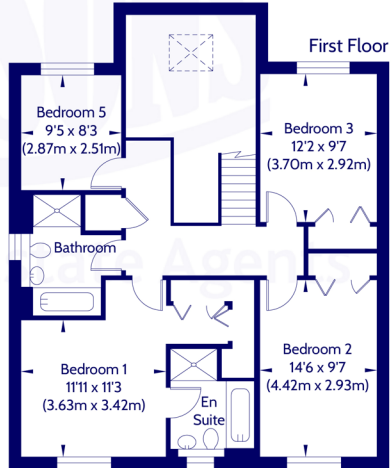
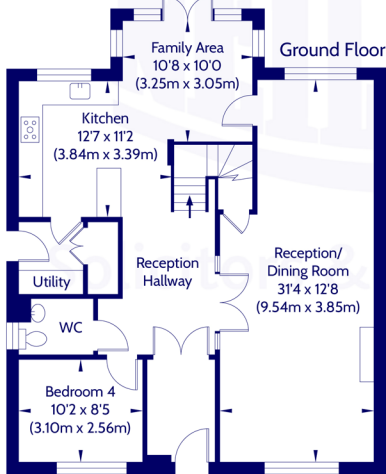
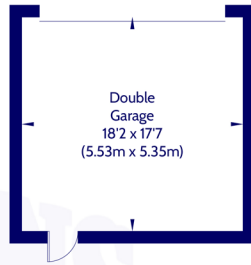
Currie is a thriving and highly sought after Edinburgh suburb, popular with families thanks to the excellent reputation of the local schools and ideally placed for access to several of Edinburgh's independent schools including Merchiston Castle School and George Watson's College.

There are regular bus services leading to and from the city centre and the area is particularly convenient for easy access to the city bypass and the central motorway network, Edinburgh International Airport and Heriot Watt University.

Nestled at the foot of the Pentland Hills Regional Park there are a wealth of recreational facilities close at hand including the Oriam Sports Centre at Heriot Watt and the Water of Leith walkway and cycle routes.

There is a good range of local and convenience shopping, local pubs and restaurants in Currie and nearby Juniper Green. Several major supermarkets are within close proximity, with further shopping a short drive away at the Gyle and Hermiston Gait retail parks.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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