

**23 kinleith mill road
Currie, EH14 6AX**

Offers Over £800,000

- Entrance vestibule leading to hallway with W.C and large storage cupboard
- Living room with electric fireplace and fitted shutters
- Open plan kitchen/living/dining room with French doors to back garden
- Four double bedrooms all with fitted wardrobes and two featuring en-suites
- Single bedroom/study
- Family bathroom with three-piece suite and mains walk in shower
- Utility room
- Gas central heating and double glazing throughout
- Immaculate gardens to front and rear
- Off-street parking and garage
- Gas central heating and double glazing



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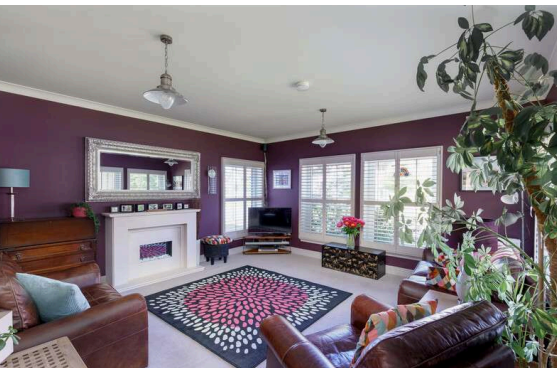
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EPC B



Detached

Blair Cadell are delighted to bring to market this immaculate family home in true turn-key condition. This stunning Cala built property in the former Kinleith Paper Mill is conveniently placed for access to excellent schools and transport links including the airport, city bypass and city centre and would be the perfect family home.

The accomodation comprises of a large entrance vestibule leading through to a spacious hallway that has a useful W.C. and large storage cupboard for coats and shoes. There is a spacious living room featuring fitted shutters and an electric fireplace which is perfect for evening relaxing with family. A superb open plan kitchen/living/dining room with stunning French doors opening out to the garden making it ideal for hosting friends and family. The kitchen has a range for floor and wall mounted units, breakfast bar for meals on the go, gas hob and electric oven, integrated appliances that are included in the sale and a large storage cupboard offering plenty of useful storage space. Upstairs there are four double bedrooms all with fitted wardrobes and two featuring en-suites and the master with his and hers unit, there is also a fifth bedroom which would make a perfect study. A family bathroom with three-piece suite and mains walk in shower. There is a utility area with further storage units that provides access to the back garden and garage. Gas central heating and double glazing throughout the property for maximum efficiency. Outside there are immaculate gardens to both front and rear with the back garden featuring a fantastic play area for children, raised beds for the garden enthusiasts and a multiple patio areas to enjoy the sunshine in. There is off-street parking for two cars as well.

Currie is located approximately 6 miles from the city centre which can be accessed by an excellent public transport service that runs close by and by rail from the local Curriehill rail station. The area has a number of shops for day to day requirements plus the Gyle Centre and Hermiston Gait are a short drive away offering a multitude of shops for all needs. Currie has excellent educational facilities with both primary and secondary schools nearby plus Heriot Watt University is a short drive away. Recreational facilities include golf courses such as Baberton, walks along the Water of Leith walkway, the local rugby and bowling club plus swift access to the Pentland Country Park perfect for the outdoor enthusiasts.

Viewing by appointment on 0131 337 1800

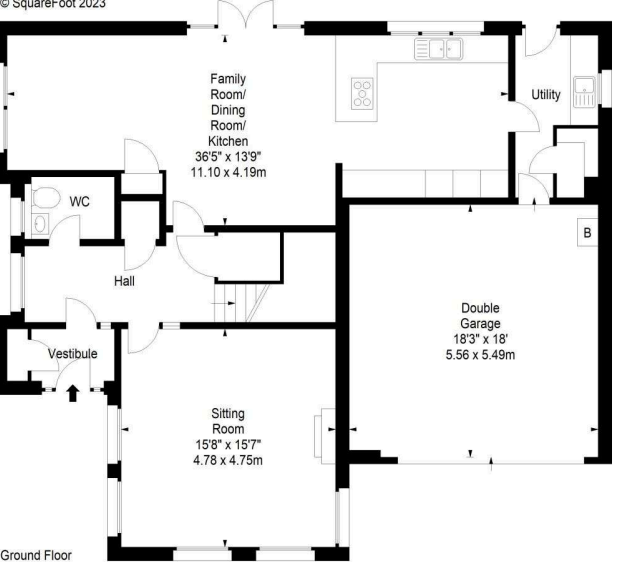




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Currie, EH14 6AX



Approx. Gross Internal Area
2675 Sq Ft - 248.51 Sq M
(Including Garage)
For identification only. Not to scale.
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