

COULTERS®



# BRAESIDE, 401 LANARK ROAD WEST

CURRIE, EDINBURGH, EH14 5SL

4 BED

2 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

This exceptional four-bedroom detached bungalow occupies an elevated position within a considerable plot that offers far reaching views and an enchanting setting beside the banks of the Water of Leith. Offering contemporary design, craftsmanship and attention to detail, the property will appeal equally to families seeking generous, impeccably presented accommodation and to those looking for flexible living spaces finished to an exacting standard.

### KEY FEATURES

- Immaculately presented detached bungalow.
- Versatile layout with up to four bedrooms available.
- Delightful private gardens leading down to the Water of Leith.
- Substantial gated private driveway.
- Easy walking distance to local schools.
- Wonderful walks and outdoor pursuits in the area.
- EPC Rating - D
- Council Tax Band - G



The accommodation has been comprehensively upgraded throughout, creating a home of real quality and comfort. At its heart is a stunning open-plan kitchen dining room, designed for modern living and entertaining. The bespoke kitchen by Sculleries of Stockbridge is fitted with extensive cabinetry, Siemens oven, grill and warming drawer, induction hob, integrated appliances and a large central island. French doors open directly onto a sunny deck, creating an effortless connection between inside and out.

A beautifully appointed living room with wood-burning stove, is connected to the kitchen via a short flight of steps. With a south facing aspect and bi-folding doors, it is flooded with natural light and looks over the beautiful gardens. Underfloor heating is fitted within the room.

A further front-facing bay-windowed room is currently used as a second sitting room but could easily serve as a fourth bedroom if required.



## MORE INFORMATION

Upstairs, with French doors and Juliette balcony, the principal bedroom enjoys a peaceful outlook over the rear garden and benefits from a luxurious walk-in wardrobe. A stylish bathroom with underfloor heating, bath and separate shower enclosure, is also situated on this level.

The remaining two bedrooms are both located on the ground floor and are well-proportioned doubles with built-in storage. Bedroom 3 is currently set up as a home office and has a pleasant view over the garden. A modern shower room and utility room with outdoor access to the side, complete the internal layout. Further practical benefits include a fully floored and lined attic, along with a useful cellar.

The gardens are a true highlight of the property. The south-facing rear garden is immaculately maintained and thoughtfully designed, featuring a sunny deck with open views, BBQ hut, garden shed and multiple wood stores. It offers the perfect space for both entertaining and relaxation and provides direct access to the Water of Leith walkway via a private gate. The landscaped front garden provides an attractive approach, while gates open to a secure driveway with EV charging point and security cameras, offering parking for multiple vehicles.

This outstanding home combines style, substance and setting, with direct access to one of Edinburgh's most scenic green corridors, while remaining well connected to the city and surrounding amenities.

The property is fitted with double glazing and gas central heating.





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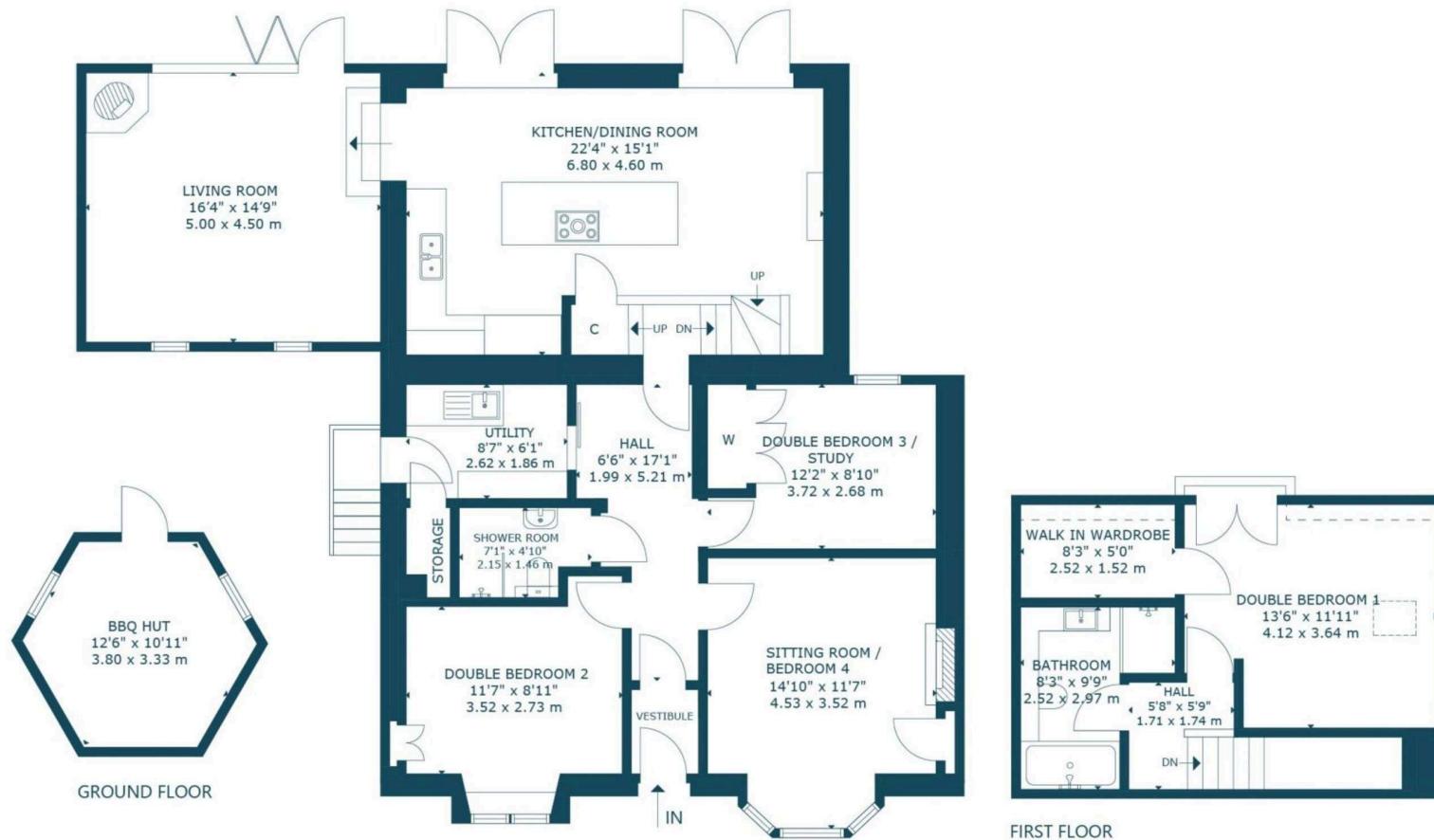
## THE LOCAL AREA

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, Co-op, restaurants, traditional pubs and a library.

Currie is renowned for its top-ranking schools which now includes the brand new, state-of-the-art Currie Community High School. Heriot Watt University and Oriam, Scotland's Sports Performance Centre, are also closeby. The area enjoys superb recreational, leisure and sports facilities including rivers and reservoirs on the doorstep, a popular local rugby Club, horse riding at the Pentland Hills Trekking Centre and golf at the nearby Dalmahoy Golf and Country Club. There are excellent transport links via bus, train and tram from Edinburgh Park and Curriehill train station and major road networks including the City Bypass and M8 can be accessed in minutes. Edinburgh Airport is also easily accessible via car or public transport.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances, American style fridge/freezer and wine fridge in the BBQ Hut are included in the sale price. Other items may be available subject to separate negotiation.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,597 SQ FT / 149 SQ M

All measurements and fixtures including doors and windows are

approximate and should be independently verified.

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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.