



Lanark Road West, Currie, Midlothian, **EH14**



A modern luxury home offering **stunning views** across the Water of Leith.

This outstanding detached home offers an impressive open-plan layout that is perfect for both living and entertaining. Featuring four generously sized bedrooms, complemented by three modern bathrooms and an additional WC, the property strikes the perfect balance between luxury and functionality. Its unique combination of privacy, tranquillity, and proximity to the city makes this a rare and desirable opportunity.

Accessed from the main road via a private driveway with parking for up to four vehicles along with a vehicle charging point. The ground floor is highlighted by an expansive open-plan kitchen, living, and dining area. This versatile space has been thoughtfully designed for entertaining on a large scale, while also providing more intimate areas for relaxation. A striking steel helical staircase with a roof light above serves as the centrepiece. The ground floor also includes a utility room, WC, and a study or potential fifth bedroom, with additional attic space.

Upstairs, the first floor houses four large bedrooms, two of which feature en suite shower rooms. A stylish family bathroom and several generously sized storage cupboards complete this level.



Offers Over £995,000 **Tenure** Freehold **Local Authority** The City of Edinburgh Council **Council Tax** Band H





The living area opens onto a spacious south-facing terrace, ideal for outdoor lounging and dining. This extends to a beautifully landscaped, peaceful garden that offers various relaxation areas and overlooks woodland. The garden leads down to the banks of the Water of Leith, with the serene sounds of the river creating a countryside atmosphere. The property also enjoys the added benefit of fishing rights along a section of the river. There is a practical workshop situated externally along with ample storage under the property which could be developed, subject to the usual planning consents.



Location

19 Lanark Road West is situated just under 7 miles southwest of Edinburgh's city centre. Juniper Green, Currie & Balerno offer an excellent range of amenities and services whilst good local transport facilities give easy access into the city centre. The area offers some of the best state schools, with Balerno and Currie High Schools both being within a short walk. There are also fantastic private schools close by including, Merchiston Castle School & George Watson's College. Access to the city by-pass, leading to Edinburgh's International Airport and many of the main arterial routes throughout Scotland, is also a short distance away making this location ideal for commuters.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Approximate Gross Internal Floor Area

2353 Sq Ft - 218.59 Sq M

Workshop, Loft Storage & Under Buildings

1023 Sq Ft - 95.04 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

knightfrank.co.uk

I would be delighted to tell you more

Ricardo Volpi

0131 222 9600

ricardo.volpi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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