

6 Blinkbonny Road

CURRIE, EDINBURGH, EH14 6AF



*Beautiful two-bedroom main-door apartment
which forms part of picture perfect
whitewashed terrace dating from c1925*



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McEwan Fraser is delighted to present this beautiful two-bedroom main-door apartment which forms part of a picture-perfect whitewashed terrace dating from c1925. Blinkbonny is a lovely hamlet with a rural feel mere moments away from the centre of Currie and a host of amenities. The property is surrounded by open countryside and backs onto woodland down to the Water of Leith walkway. Internally, the property enjoys well-proportioned accommodation and is presented in excellent condition. Benefits include gas central heating, double glazing, a private patio, an external storage cellar, a communal garden, and ample street parking.

THE LIVING ROOM



The accommodation is focused on a spacious living room which has high ceilings, neutral décor, and ample natural light. The proportions on offer give plenty of space for different furniture layouts meaning a new owner will have the flexibility to create their ideal entertaining space.

THE KITCHEN



A door from the living room leads into the kitchen that boasts a contemporary finish, electric underfloor heating, and space for a breakfast table. The kitchen has a generous range of base and wall-mounted units that are set against a tiled splashback. There is plenty of prep and storage space and a range of integrated appliances including a gas hob, an electric oven, a dishwasher, and a washing machine.





The two bedrooms overlook the front of the property and are separated by a central hallway. Bedroom one is a particularly striking room with sash and case windows, high ceilings, traditional high skirting boards, and plenty of space for a full suite of large freestanding bedroom furniture. Bedroom two is a further generous double that has plenty of space for a full array of bedroom furniture. With a sofa which opens to a full size double bed and a large desk, it would make the perfect home office that can accommodate guests when needed.

Accommodation is completed by the stylish bathroom which enjoys natural light, partial tiling, and a white three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

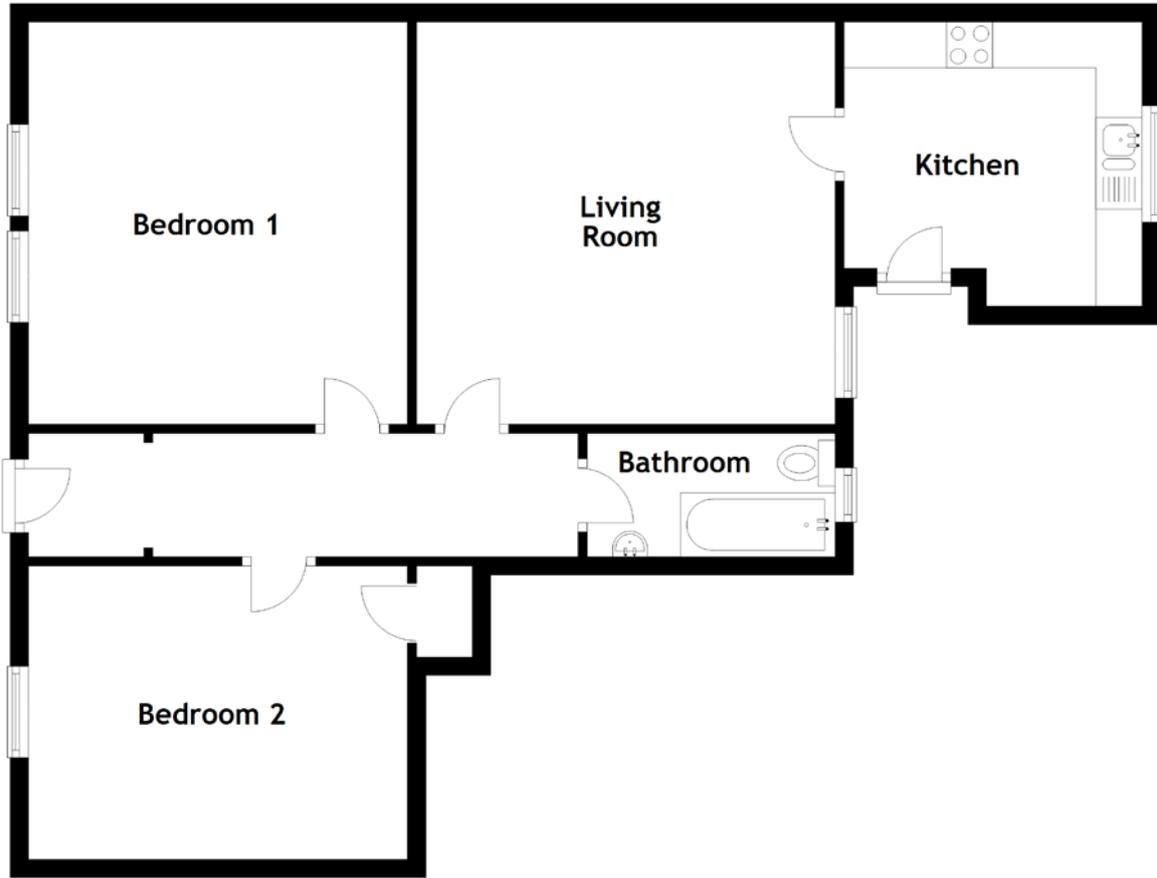


Externally, the property has a low-maintenance front garden surrounded by a picket fence. To the rear, a door from the kitchen leads out to a private patio area and there is a large shared garden to the rear which is mainly laid to lawn with established trees and shrubs. A coal cellar provides additional external storage.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

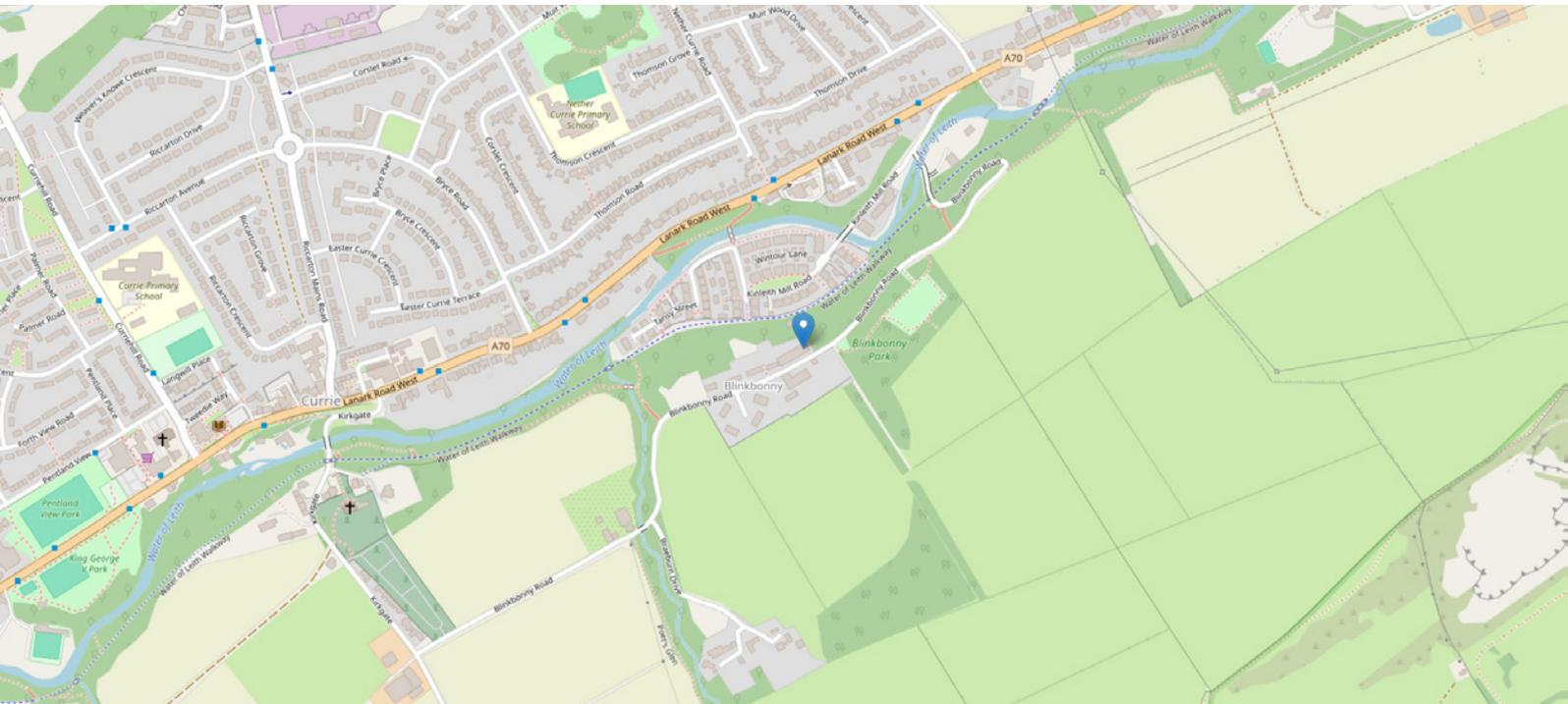


Approximate Dimensions (Taken from the widest point)

Living Room 4.53m (14'10") x 4.40m (14'5")
 Kitchen 3.23m (10'7") x 3.11m (10'2")
 Bathroom 2.69m (8'10") x 1.35m (4'5")

Bedroom 1 4.40m (14'5") x 4.12m (13'6")
 Bedroom 2 4.11m (13'6") x 3.21m (10'6")

Gross internal floor area (m²): 72m²
 EPC Rating: C



THE LOCATION

Nestling beneath the Pentland Hills, the small hamlet of Blinkbonny is on the edge of Currie and is ideally located for access to both the City Centre and City Bypass, which links with the major motorway networks. Public transport, including a local railway station, provides regular services into the city centre and surrounding areas.





There are many local shops including Sainsbury's and Tesco supermarkets as well as a Post Office and banking facilities. The Gyle Shopping Centre, Hermiston Gait, and Straiton Retail Park are a short drive away. Schooling is well represented from nursery to senior level, including the respected Currie Primary and Community High Schools. A variety of recreational facilities are available and country walks may be enjoyed in and around the area, including the Water of Leith Walkway and Cycle Path. Leisure facilities are available at Oriam Scotland's Sports Performance Centre, and there are also additional leisure amenities at the Dalmahoy Golf and Country Club, Baberton Golf Club, and Currie Rugby Club.



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