



WESTER KINLEITH FARM
CURRIE, EDINBURGH

Galbraith



WESTER KINLEITH FARM, CURRIE, EDINBURGH

An excellent opportunity to acquire a portfolio of residential farm properties with development potential.

Currie 1 mile ■ Edinburgh 8 miles ■ Glasgow 44 miles

- Detached 5 Bedroom Farmhouse
- Detached 2 Bedroom Cottage
- Row of 3 Terraced Cottages
- Traditional Farm Buildings
- Excellent development potential

About 0.57 Ha (1.41 Acres)

FOR SALE AS A WHOLE OR IN 3 LOTS

Galbraith

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SITUATION

Wester Kinleith Farm is located to the south of Currie and enjoys an elevated position at the foot of the Pentland Hills with excellent views to the north. The site lies approximately 8 miles west of Edinburgh City Centre and enjoys good access to the Edinburgh City Bypass which is located 3 miles to the east.

The town of Currie is approximately 1.5 miles to the north and has a wide range of local amenities including shops, bars and restaurants, together with medical services and primary and secondary schooling.

There are regular bus services from Currie to the City Centre and other commercial centres including Edinburgh Park and Sighthill Industrial Estate.

Edinburgh City Centre is host to a wide range of services, including national high street retailers, medical services, leisure facilities, entertainment venues, professional and financial services, including the headquarters of many financial institutions.

DESCRIPTION

Wester Kinleith Farm offers an attractive portfolio of residential properties that offer great development potential in a desirable area of rural Edinburgh. Only 8 miles from the city centre it is an excellent location for a commuter looking for easy access to the city and transport links. The property is centred on a traditional farmhouse with further properties to the East and West as well as a large U-shaped steading to the South. The 3 bridges are visible from all of the properties to the North as well as Fife on a clear day.

METHOD OF SALE

Wester Kinleith Farm is offered for sale as a whole or in 3 lots.

Lot 1: Wester Kinleith Farmhouse and buildings

Lot 2: 2, 3 and 4 Wester Kinleith Farm Cottages

Lot 3: 6 Wester Kinleith Farm Cottage

Lot 1: Wester Kinleith Farmhouse

Wester Kinleith Farm Farmhouse is a traditional stone built farmhouse under a slated roof enjoying an elevated position with far reaching views. The property benefits from flexible accommodation, and large rear garden. The property needs refurbishment but offers excellent development potential.

Ground Floor: Entrance hall, lounge, kitchen, utility, store, dining room, bedroom 5.

First Floor: Bedroom 1, bedroom 2, bedroom 3, bedroom 4, shower room, ensuite.

The garden lies to the rear of the property and is mainly laid to lawn.

Farm Buildings

Wester Kinleith Farm is well equipped with a large steading. The buildings lie to the south of the farmhouse with a useful yard area adjacent to the buildings. The farm buildings comprise:

U-shaped Traditional / Brick Steading

A mix of stone and brick construction under a corrugated sheet roof and there are several more modern sheds with adjoin the buildings. The buildings are located directly opposite the farmhouse and is bound to the north by the public road.



Lot 2: 2, 3 and 4 Wester Kinleith Farm Cottages

A terraced row of 3 cottages previously used by farm workers now in need of refurbishment which offer an excellent opportunity for someone to generate an income or develop further. The accommodation for each cottage are as follows:

- 1. Wester Kinleith Farm Cottages: Hallway, kitchen, lounge, bedroom 1, bedroom 2, and bathroom.
- 2. Wester Kinleith Farm Cottages: Hallway, kitchen, lounge, bedroom 1, bedroom 2, and bathroom.
- 3. Wester Kinleith Farm Cottages: Hallway, kitchen, lounge, bedroom 1, bedroom 2, bedroom 3 and bathroom.

Lot 3: 6 Wester Kinleith Farm Cottage

A detached cottage with a large garden and great views to the North, the property is in need of refurbishment. The accommodation consists of: Lounge, kitchen, bedroom 1, bedroom 2, and bathroom.

PLANNING

REFERENCE NUMBER: 22/00403/FUL

Internal alterations of number 2, 3 and 4 Wester Kinleith Cottages to combine and create number 2 and 3 Wester Kinleith Cottages. Window replaced with door and door replaced with window to rear elevation.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC
Farmhouse	Mains	Private	Mains	Oil	Band G	Freehold	F
Row of Cottages	Mains	Private	Mains	Oil	Band D	Freehold	E
Farm Cottage	Mains	Private	Mains	Oil	Band E	Freehold	F

LOCAL AUTHORITY

City of Edinburgh Council, City Chambers, High Street, Edinburgh, EH1 1YJ

FIXTURES AND FITTINGS

All fixture and fittings within the houses and buildings. are included in the sale price. No other items are included unless mentioned in the sales particulars.

POST CODE

EH14 6AT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:
<https://what3words.com/calls.stand.logs>

SOLICITORS

Turcan Connell, Princes Exchange, 1 Earl Grey Street, Edinburgh, EH3 9EE

VIEWING

Strictly by appointment with the Selling Agents.



POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

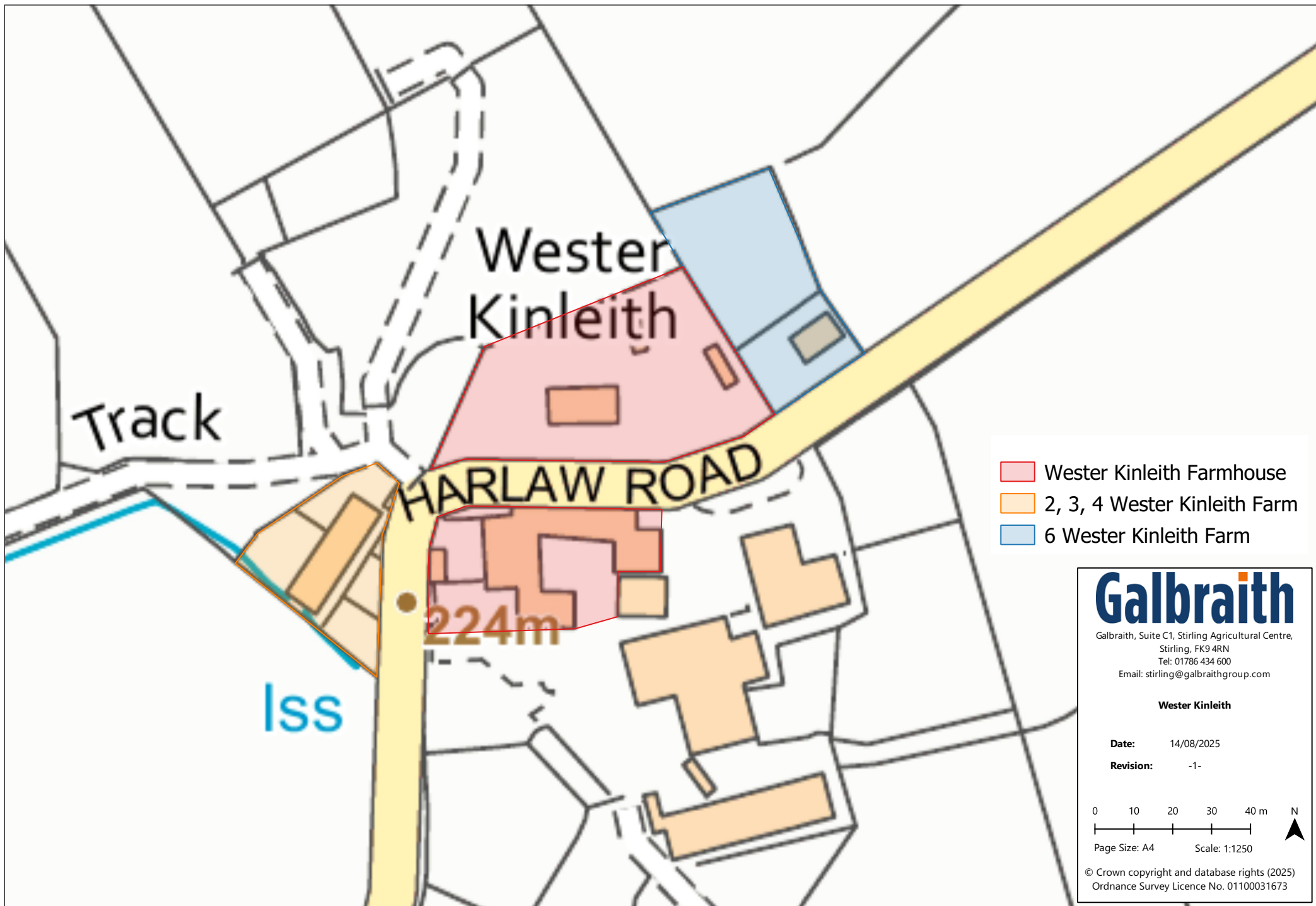
Viewers to the Property are forewarned that small areas of the property are in a state of disrepair. Viewers are advised to particular take care within the property and that entry is at the viewers own risk.

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.







IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.

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