



9 Muir Wood Place, Edinburgh EH14 5HG

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Spacious and well-proportioned three bedroom semi-detached property with a fabulous, generous sized garden to the rear, single garage and driveway for up to five cars along with a garden to the front. The property offers excellent family accommodation forming part of a mature, well established residential street in the sought-after Currie area of Edinburgh close to local amenities and highly regarded schooling. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Downstairs WC and wash hand basin.
- Bright and spacious living room front facing with gas fire and back boiler, double doors access the dining room.
- Spacious dining room with sliding patio doors offering direct access to the rear garden.
- Fitted kitchen with a range of wall and base units.
- Staircase to the upper level, large attic accessed by a fixed ladder.
- Front facing double bedroom with wall to wall fitted wardrobes along with a storage cupboard.
- Rear facing double bedroom.
- Third bedroom front facing with a useful storage cupboard.
- Bathroom comprising WC, wash hand basin, shower cubicle, vanity storage and ladder radiator.
- Gas central heating.
- Double glazing.
- Impressive large garden to the rear with garden shed and greenhouse.
- Single garage and driveway for up to five cars.
- Private garden to the front.



## Location

Nestling beneath the Pentland Hills on the outskirts of Edinburgh, Currie 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 a number of local shops to cater for everyday needs, with The Gyle Shopping Centre just a short drive away. Highly regarded schooling is well represented from nursery to senior level and Heriot Watt University is on hand for the more mature student. A variety of recreational facilities are available and country walks may be enjoyed in and around the area, including the Water of Leith Walkway/Cycle Path.

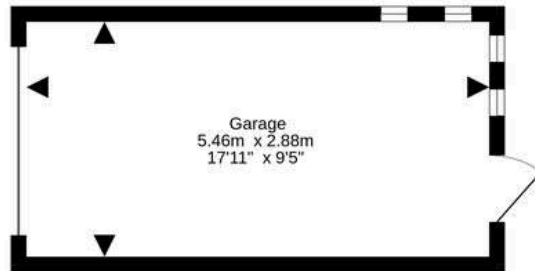
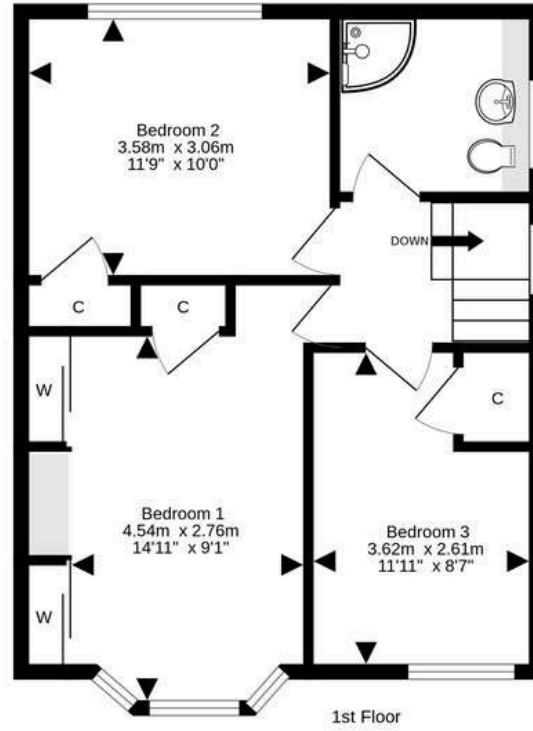
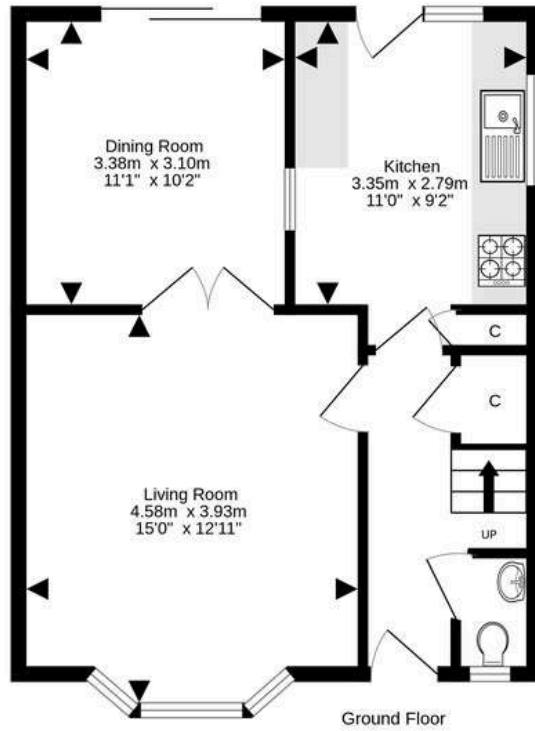
## Extras

Included in the sale are the kitchen appliances, fixtures & fittings, garden shed and greenhouse.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

