

3 MUIR WOOD CRESCENT

Currie | Edinburgh | EH14 5HD

A FAMILY
ORIENTATED
& SPACIOUS
HOME

IN DESIRABLE CURRIE

Offering two reception rooms,
a kitchen, three bedrooms, and
a bathroom plus a good-sized
rear garden



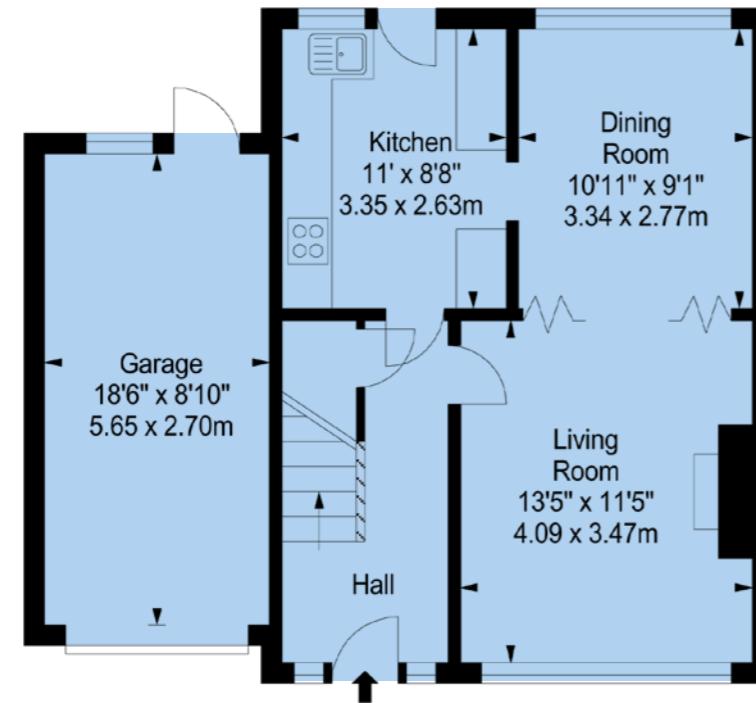
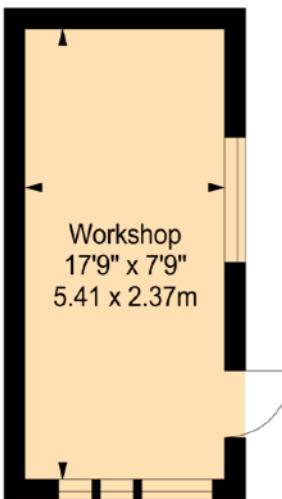
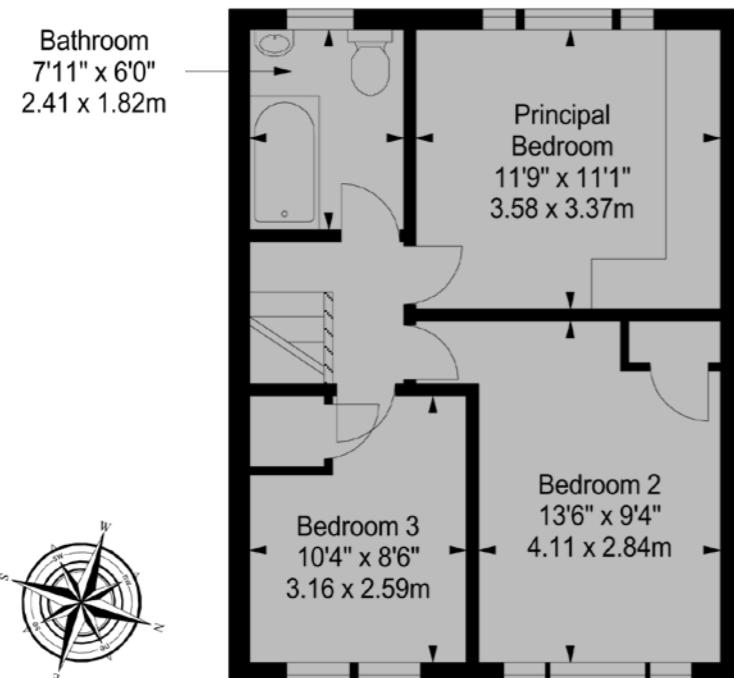
PROPERTY NAME
3 Muir Wood Crescent

LOCATION
Currie, EH14 5HD

APPROXIMATE TOTAL AREA:
114.7 sq. metres (1234.7 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● WORKSHOP

The floorplan is for illustrative purposes.
All sizes are approximate.



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Welcome to 3 MUIR WOOD CRESCENT

Offering a sought-after lifestyle in Currie on the edge of Edinburgh, this three-bedroom semi-detached house lies within easy reach of the city centre, excellent local amenities, and beautiful open spaces such as the Pentland Hills Regional Park. It is sure to appeal to a wealth of buyers, including families looking for a relaxed lifestyle yet still within easy reach of the heart of the city.

GENERAL FEATURES

Semi-detached house in Currie
Well-presented, modern interiors
Spacious, family orientated accommodation
EPC Rating - C | Council Tax band - E

ACCOMMODATION FEATURES

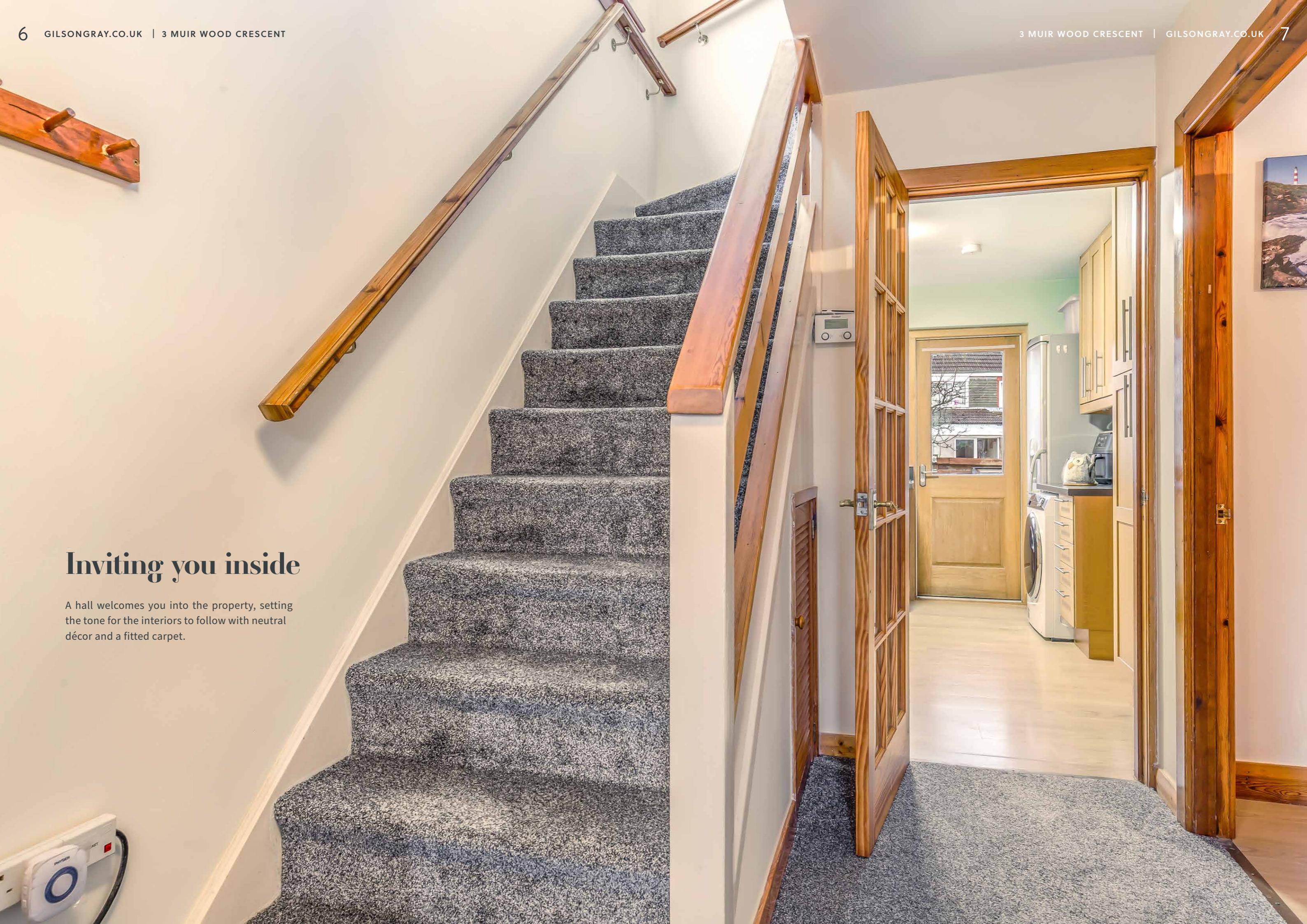
Welcoming entrance hallway
Elegant, east-facing living room with feature fireplace
Garden-facing dining room with kitchen access
Attractive kitchen with garden access
Three bedrooms with excellent built-in/fitted storage
Semi-converted, versatile attic space
Stylish, modern family bathroom

EXTERIOR FEATURES

Good-sized rear garden with useful workshop
Private multi-car driveway

Inviting you inside

A hall welcomes you into the property, setting the tone for the interiors to follow with neutral décor and a fitted carpet.

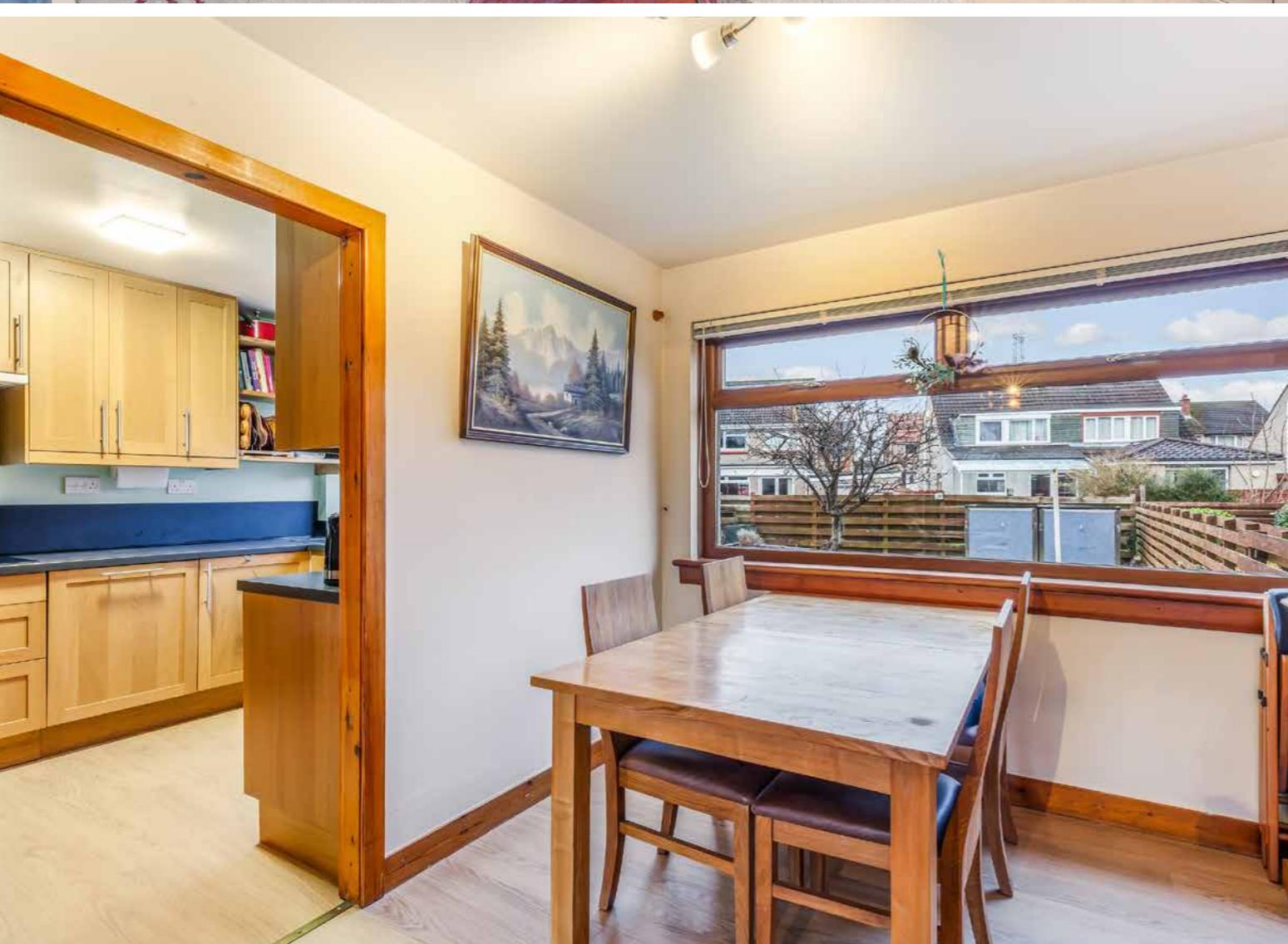




The reception rooms

The house offers a living room and a dining room, connected via folding doors which close for privacy or open to create a flowing, sociable space – sure to appeal to those who love to host and entertain with guests.





THE PERFECT LAYOUT for family life and entertaining

Both rooms are elegantly presented with neutral décor and wood-style flooring. The living room has a decorative fireplace around which furniture can be arranged. The dining room also has wall-mounted storage.



ATTRACTIVE & WELL-APPOINTED cooking zone



The kitchen

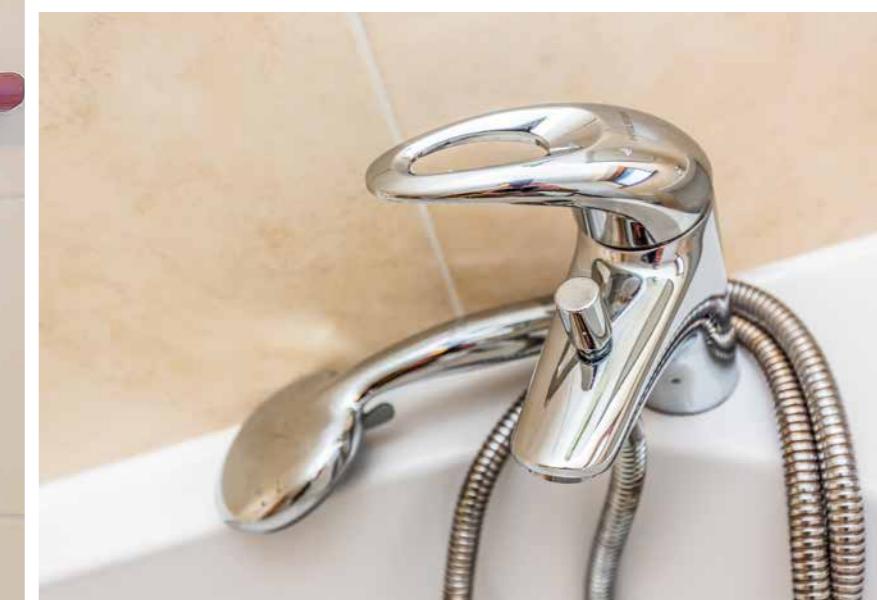
The kitchen is conveniently accessible from the dining room or separately from the hall. It is well-appointed with a wide range of attractive, wood-styled wall and base cabinets, spacious worktops, and a selection of integrated appliances. The kitchen also has a garden entrance.



VERSATILE and well-proportioned sleeping areas



The bedrooms are situated on the first floor, approached via a staircase and landing. All three bedrooms boast excellent built-in/fitted storage, and the third bedroom is currently being utilised as a hobby/music room, highlighting the home's versatility. It could alternatively be used as a home office, ideal for those requiring a dedicated space to work or study from home. The house also has a versatile, semi-converted attic with a Velux window, power, and internet, approached via a hatch and folding ladder from the landing.



Modern family bathroom

The stylishly tiled family bathroom completes the internal accommodation and comprises a bath with a shower attachment, an overhead shower, and a glazed screen, a basin set into storage, a wall-mounted, mirrored vanity cabinet, and a WC.



SPACIOUS PRIVATE GARDEN and excellent private parking



Externally, the house is complemented by a sun-trap rear garden featuring a spacious lawn, patios for alfresco dining furniture and barbecues, whilst a handy workshop is insulated and has a power supply and internet connection, offering potential to be used as a home office. Excellent off-street parking is provided by an attached single garage and a private multi-car driveway.

Extras: Integrated kitchen appliances comprising a double oven, a combination microwave, a hob, an extractor fan, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



CURRIE, EDINBURGH

Nestled between the Pentland Hills & the Water of Leith

The area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands, and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater for all your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away, and offer an extensive range of High Street names and large supermarkets.

Enjoy the best of both worlds

Currie has excellent educational facilities with primary, secondary and independent options nearby. Plus Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provide regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also features a regular night service.





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