










Offers Over

£350,000

89 Muir Wood Road

Currie | Edinburgh | EH14 5JE

This well presented extended semi-detached villa with mature gardens and driveway is pleasantly situated within an established residential development within the highly sought after location of Currie. The property is close to good local day to day amenities, excellent schools and easy reach of the City Centre by way of a good public transport service. The property would ideally suit families or professionals alike. Early viewing is highly recommended!

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation is presented to the market in move-in condition and in brief comprises; entrance porch with storage, welcoming hallway with contemporary shower room, light and airy dual aspect reception/dining room providing excellent natural light, stylish fitted kitchen with breakfast bar and door accessing rear garden, useful utility room and fourth bedroom/2nd family room to the front. Finally, the upstairs accommodation comprises; spacious upper landing, bright and spacious principal bedroom with fitted wardrobes, two further well proportioned double bedrooms with fitted cupboards and modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating a double glazing.



Extras

All fitted floor coverings will be included in the sale together with cooker, washing machine, fridge/freezer and dishwasher.

Gardens & Driveway

To the front lies a private garden with driveway providing parking for multiple vehicles. There is a lovely, well maintained enclosed private garden located to the rear, laid to lawn and patio, creating the perfect haven for children to play and to enjoy outside dining/relaxing.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

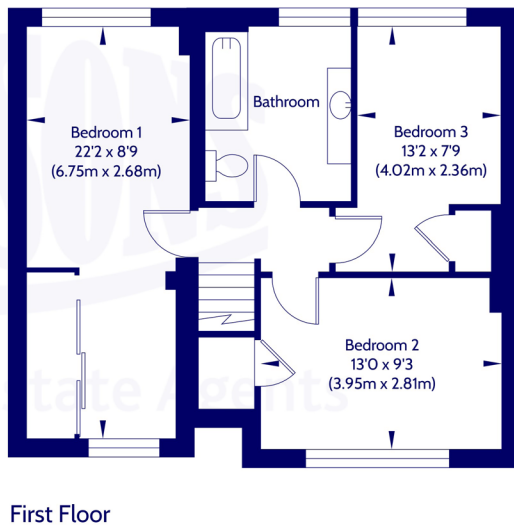
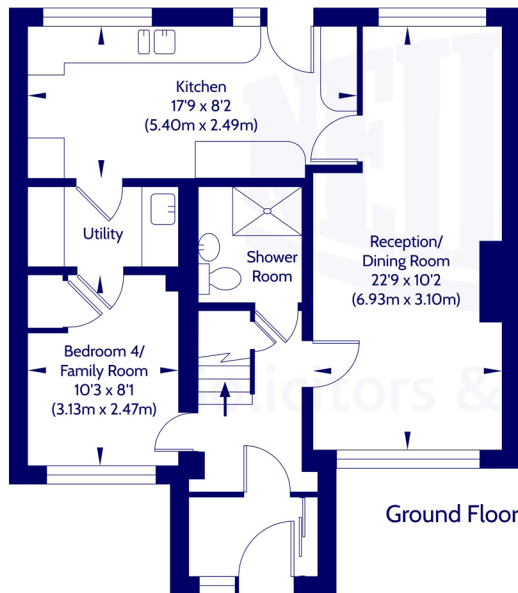
The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an excellent range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Within easy commuting distance of Heriot Watt University at Riccarton and The Gyle Shopping centre and Hermiston Gait.



Approx. Internal Area 110.8 Sq M / 1193 Sq Ft.

Not to scale. For identification only.

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Ground Floor

First Floor

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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