



Offers Over  
**£340,000**

## 67 Muir Wood Road

Currie | Edinburgh | EH14 5JE

A fantastic opportunity has arisen to purchase this impressive, extended semi-detached villa with mature gardens and driveway, pleasantly situated within an established residential development, in the sought after location of Currie. The property is close to good local day-to-day amenities, excellent schools and within easy reach of the City Centre by way of a good public transport service, making it perfectly suited to the growing family.

- 3 Bedrooms
- 2 Public Rooms
- 2 Bathrooms
- Driveway
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - E



## Description

The accommodation in brief comprises, welcoming hallway with useful understairs storage, light and airy reception room which enjoys a sunny south facing aspect and features attractive flooring and a focal fireplace/gas fire, generously sized dining kitchen with breakfast bar area, an assortment of wood fronted units/coordinated worktops, tiling so splash areas and sliding doors leading directly out to the rear garden, spacious downstairs double bedroom with skylight, fitted wardrobes and tiled en-suite bathroom with modern three piece white suite and over-bath shower, stylish contemporary shower room on the ground floor, two good sized double bedrooms on the upper level, the third room offering superb built-in storage, and study with additional WC off. The property further benefits from double glazing and gas central heating.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated microwave, fridge/freezer and washing machine.

## Gardens, Garage & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of decking, lawn and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed and large hut will also be included in the sale. To the front lies well maintained garden grounds together with driveway providing off-street parking.

## Viewing

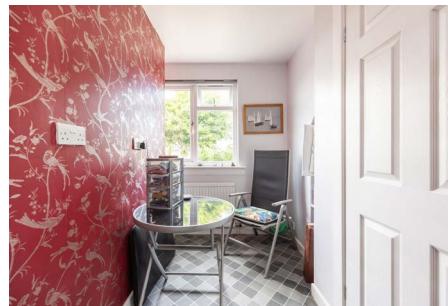
By appointment with Neilsons on 0131 625 2222





## Location

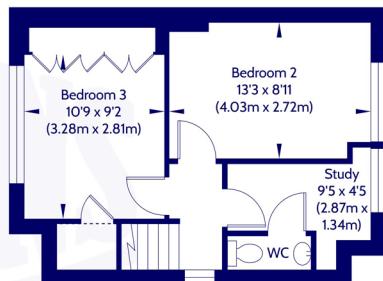
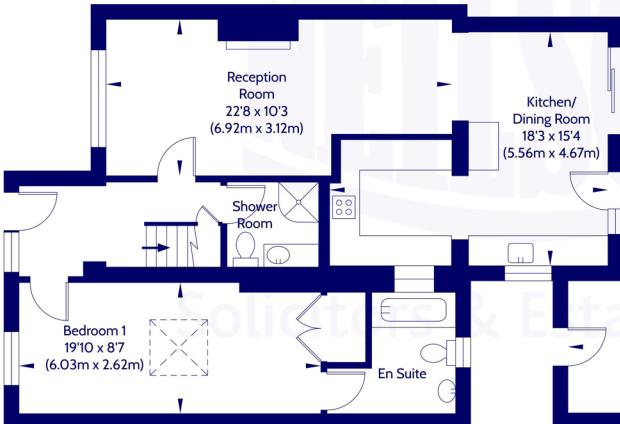
The property is in the ever-popular area of Currie situated approximately six miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility 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. Gross Internal Floor Area 109.06 Sq M / 1174 Sq Ft.

Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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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floor plan and further information.



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