

162 MUIR WOOD ROAD

Currie, Edinburgh, EH14 5HQ

A LARGE DETACHED HOUSE
with a significant extension



GILSON GRAY
LAW • PROPERTY • FINANCE

PROPERTY NAME

162 Muir Wood Road

LOCATION

Currie, EH14 5HQ

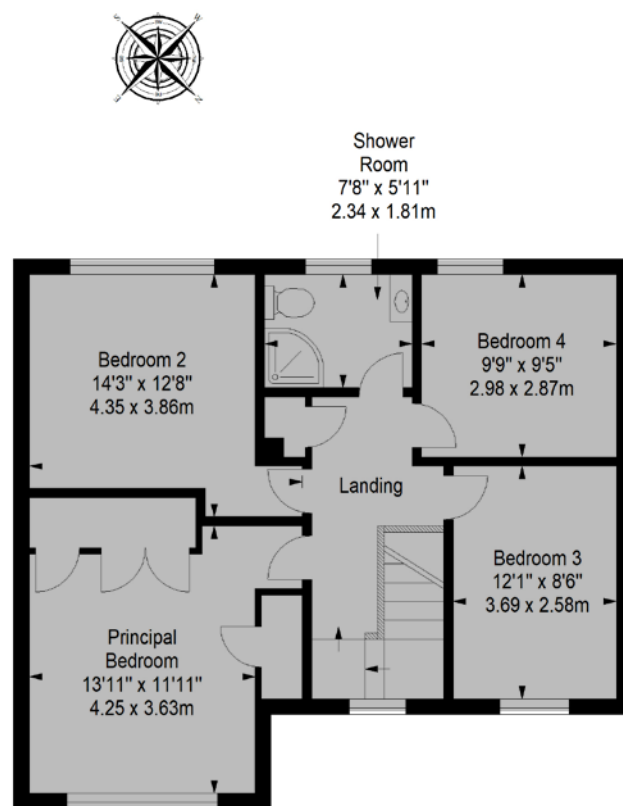
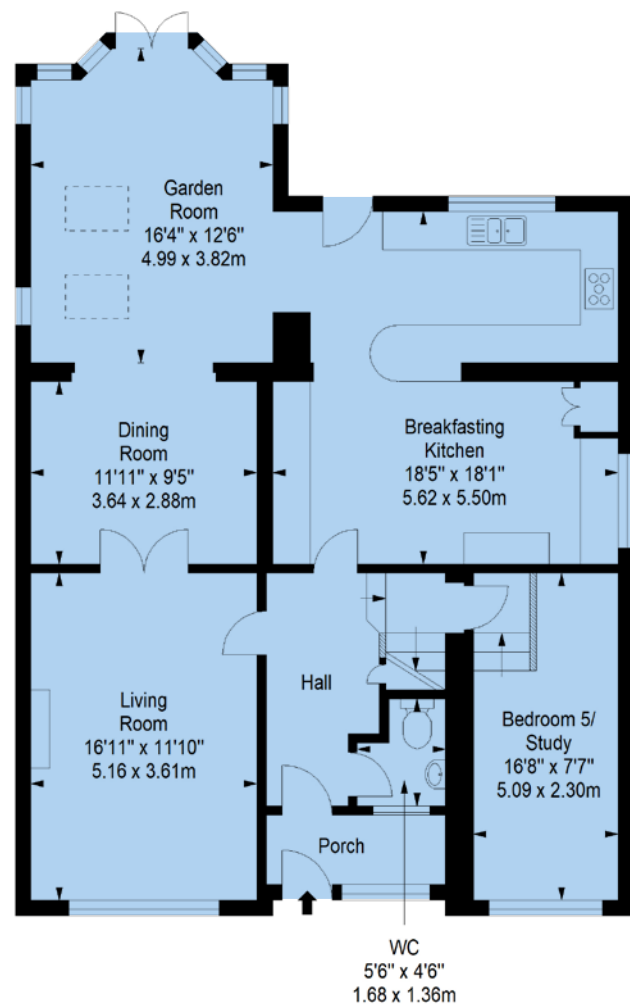
APPROXIMATE TOTAL AREA:

179.0 sq. metres (1926.8 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

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



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Welcome to 162 MUIR WOOD ROAD

An extended five-bedroom detached house in sought-after Currie, which provides a wealth of living space and exquisite modern interiors throughout, while externally, private parking and a large garden complete this most impressive family home.

GENERAL FEATURES

A large detached house with a significant extension
Set beside an open field in sought-after Currie
Stylish modern interiors finished to high standards
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Naturally-lit porch and hall with storage and WC
Spacious living room with a striking fireplace
Charming dining room and open-plan garden room
Extended breakfasting kitchen with fashionable design
Naturally-lit landing with an airing cupboard
Three double bedrooms (one with built-in wardrobes)
Versatile fourth bedroom/home office
Fifth bedroom (suitable as another double or as a study)
Modern 3pc shower room with a rainfall showerhead

EXTERIOR FEATURES

Mature front garden and private double driveway
Enclosed rear garden with a southwest-facing aspect



"Set opposite an open field, the property also benefits from a desirable location in sought-after Currie..."



Welcome to a large five-bedroom detached house in Currie, which is beautifully presented and finished to exceptional standards. Offering generous accommodation, this property has been further extended to create a significant garden room and a larger breakfasting kitchen. It also features two additional reception areas, and a modern shower room and separate WC. With five bedrooms, the home offers a high degree of versatility as well,

meeting life's needs. In addition, it has private parking for two cars and a southwest-facing rear garden designed for families. Set opposite an open field, the property also benefits from a desirable location in sought-after Currie, enjoying a semi-rural ambience and the convenience of being just 30 minutes from Edinburgh city centre, whether travelling by car or bus.

A naturally-lit porch welcomes you in, leading into a central hall with understairs storage and a convenient WC. The hall's neutral décor and solid maple floor set a high bar for the rest of the home, offering an immediate sense of quality and refinement.

THE ENTRANCE



RECEPTION ROOMS



The maple floor continues into the living room (and other parts of the ground floor), where a blue accent wall stands out against a neutral backdrop, framing a striking focal-point fireplace. A large picture window bathes the room in natural light, while generous dimensions accommodate comfy lounge furnishings for unwinding and socialising. Double doors flow from here into a neighbouring dining room that is well suited to family meals and special occasions.



Spaces made
for family life



EXTENDED BREAKFASTING KITCHEN



A place where fashionable design meets unrivalled practicality

The breakfasting kitchen has a fashionable design, incorporating mix-and-match cabinetry in complementary tones and styles. It has been significantly extended too, boasting a wealth of storage and workspace, as well as a fitted breakfast bar for casual dining. Openly connected to the garden room, it ensures a seamless flow for family life. A range of integrated and freestanding appliances are included, enhancing both style and practicality.



FLEXIBLE BEDROOMS

that grow with you



The four main bedrooms are on the first floor, each continuing the home's high standards with attractive décor and plush carpets. The principal bedroom is a large double with built-in wardrobes, providing the owners with generous clothes storage. Bedrooms two and three are also doubles, whereas the fourth bedroom is a versatile space currently used as an office. On the ground floor, a fifth bedroom offers further flexibility, suitable as another double or as a study for creative pursuits. Altogether, the five rooms ensure plenty of space for meeting the changing needs of families.



"The principal bedroom is a large double with built-in wardrobes..."



BATHROOMS



Modern styling and quality finishings

In addition to the ground-floor WC, there is a first-floor shower room finished in crisp white and complementary tile work. It features a modern three-piece suite, which includes a walk-in shower enclosure with a rainfall showerhead.





A SUNTRAP GARDEN

for the entire family to enjoy



Externally, the home has a double driveway and a mature front garden, adding instant kerb appeal. Meanwhile, the professionally landscaped rear garden is fully enclosed and designed for the entire family. It incorporates a sweeping lawn and a patio, all framed by established plants. It further benefits from a suntrap, southwest-facing aspect, capturing sunshine throughout the day – perfect for summer socialising.

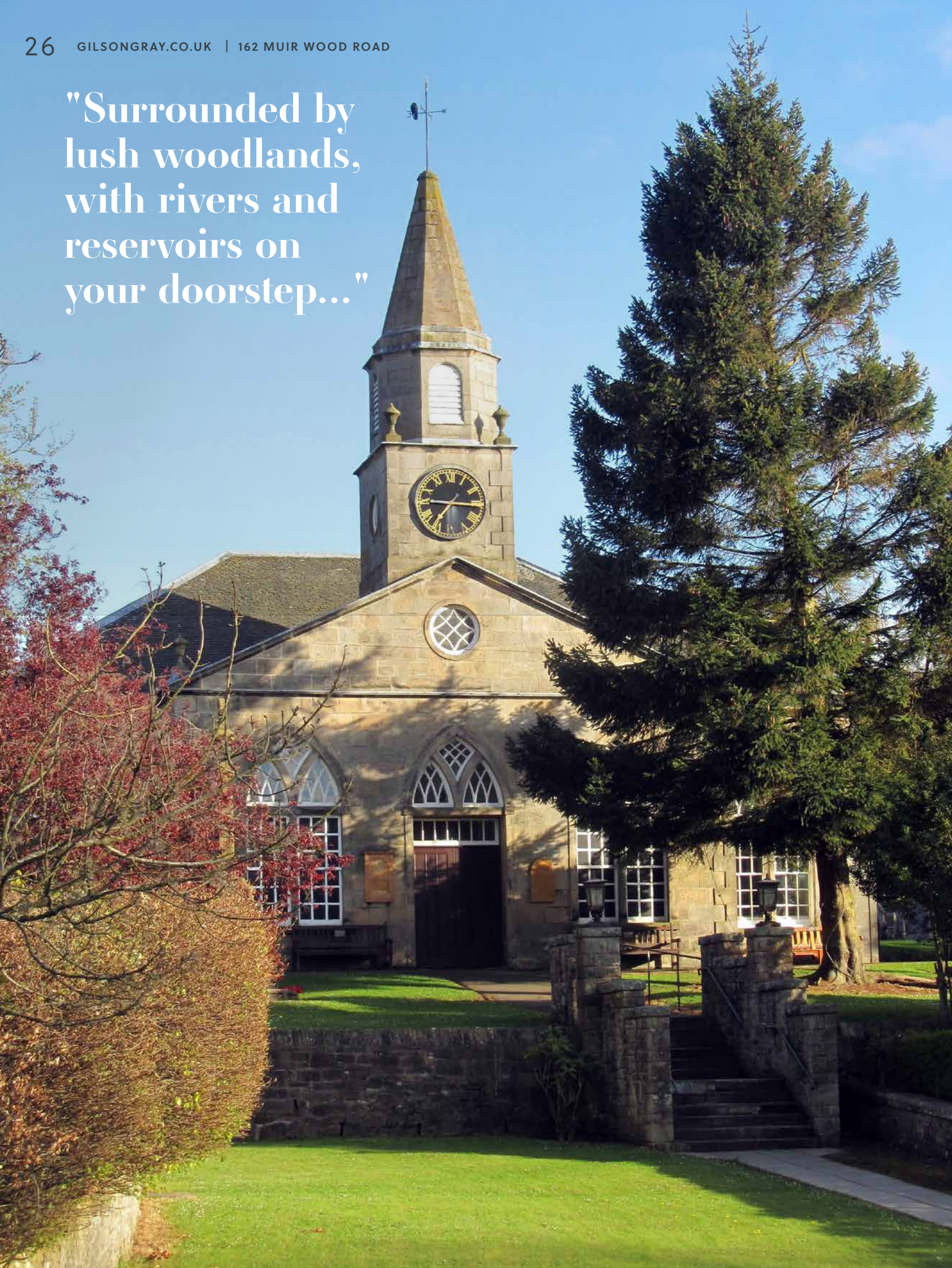


Enclosed rear garden with a southwest-facing aspect

Extras: all fitted floor and window coverings (except the living room curtains), light fittings, electric range cooker, integrated kitchen appliances (concealed extractor, fridge/freezer, fridge, dishwasher, brand-new washing machine, and tumble dryer) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



"Surrounded by lush woodlands, with rivers and reservoirs on your doorstep..."

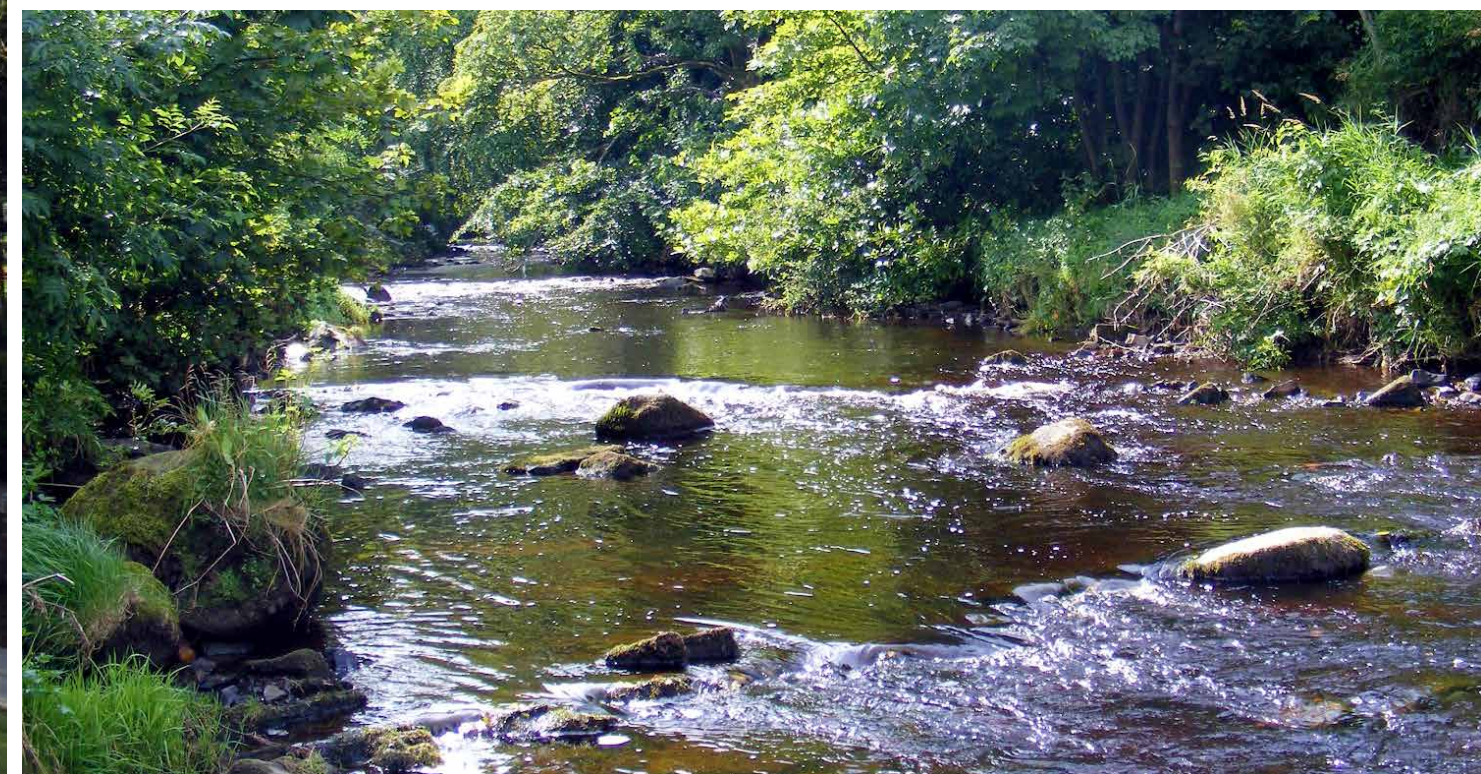


CURRIE

Edinburgh

Nestled between the Pentland Hills and 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, with rivers and reservoirs on your doorstep, the centre of Edinburgh, only seven miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater to 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.

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, provides 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 has a regular night service.





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