










Offers Over
£330,000

112 Muir Wood Road

Currie | Edinburgh | EH14 5HF

A fantastic opportunity has arisen to purchase this extended semi-detached villa, located in the popular residential area of Currie to the south west of the City Centre. Offering well proportioned accommodation and with the added benefit of a sunroom overlooking the large rear garden, this property would make an ideal family home and viewing is highly recommended.

-  3 bedrooms
-  3 public rooms
-  1 shower room
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - E



Description

In move in condition, the accommodation is laid out over two levels and you enter an entrance hall with understorey storage, and to your left is a bright and airy lounge with an electric fire. Moving through the property you come to a modern fitted kitchen with a range of wall and base units with wooden worktops and tiled splashbacks, a dining room with a door to the garden, and a sunroom, also with a door to the garden and offering the perfect place to relax all year round. Completing the accommodation on this level is a stylish shower room with a corner cubicle with overhead rainfall shower, a white suite, and a heated towel rail.

Moving upstairs there is a naturally lit landing, bedroom one with full length built in wardrobes and storage cupboard, bedroom two with shelved cupboard, and bedroom three. There is a partially floored attic with light which is accessed via a Ramsay ladder, and the property also benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, fridge/freezer, washing machine, tumble dryer, integrated dishwasher, and garden shed.

Gardens and Parking

A neat, pebbled front garden welcomes you to the property and to the rear is an extensive garden laid to lawn, with a patio area plus a decked area, offering a great space for dining in the warmer months and a safe place for children and pets to play. There is a detached garage with an electric door, power and light, and an extension has been added to the rear of the garage to create a useful utility room. A long driveway provides off street parking and unrestricted on street parking is also available.

Viewing

By appointment through Neilsons (0131 625 2222).





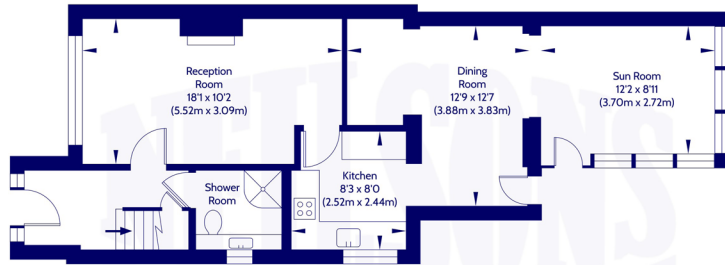
Location

The property is in the ever-popular area of Currie situated approximately seven miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of a 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 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. Also within easy commuting distance of Heriot Watt University at Riccarton, The Gyle Shopping Centre and Hermiston Gait.

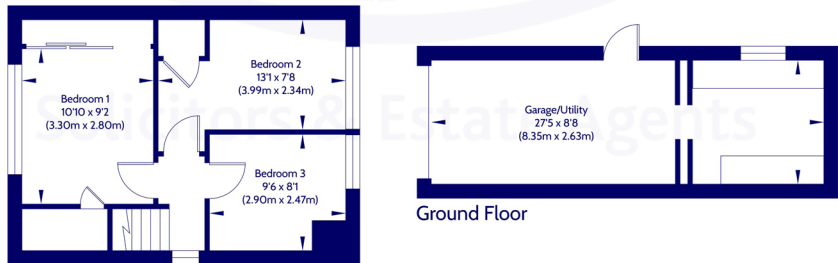




Approx. Gross Internal Floor Area 90.6 Sq M / 975 Sq Ft.



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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