



108 Muir Wood Road, Currie, Edinburgh, EH14 5HE





## Welcome

Welcome to Muir Wood Road, this charming three-bedroom semi-detached villa is arranged over two floors, offering bright and spacious family-sized accommodation with a lovely open outlook. The property further benefits from an impressive, large, south-facing enclosed garden to the rear, a private garden to the front, along with a driveway and a single garage. Ideally located in the sought-after Currie area of Edinburgh, it is close to many local amenities, highly regarded schools, and excellent transport links. Presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway
- Living and dining room
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin, bath with shower over
- Hatch to attic storage, fully insulated
- Gas central heating
- Double glazing
- Impressive rear enclosed garden
- Private garden to the front
- Driveway and single garage
- Further on street parking available







## Currie

The property is located in the ever-popular area of Currie, approximately six miles from Edinburgh city centre. There is easy access to the city via frequent public transport services, with Curriehill Railway Station offering direct links to both Edinburgh and Glasgow. A park and ride facility is also nearby, and Edinburgh Airport is just a short drive away for those travelling further afield. Currie, along with the neighbouring areas of Juniper Green and Balerno, offers an excellent range of local shops and services, as well as nursery, primary, and secondary education. The area also boasts a wide variety of recreational facilities, including several golf courses, scenic walks along the Water of Leith, access to the city's cycle path network, and the open spaces of the Pentland Hills Regional Park. It is also within easy commuting distance of Heriot-Watt University at Riccarton, The Gyle Shopping Centre, and Hermiston Gait.

## Extras

Client is happy to sell as seen.

# Get in touch

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

