



81 Muir Wood Road  
**Currie**  
**EH14 5JE**



# 81 Muir Wood Road Currie

 3  2  1  E

Located in Currie, lying to the south-west of Edinburgh, is this charming three bedroom semi-detached home in need of cosmetic upgrades.

Downstairs you will find a welcoming entrance hallway, large living room, dining room overlooking the rear garden, separate kitchen and three-piece bathroom with shower over bath. Upstairs there are three generously sized bedrooms, two with built-in storage.

The property further benefits from double glazing throughout, a single car garage, well-maintained private gardens to front and rear, and a driveway long enough for several cars.

## Property Features

Double Glazing

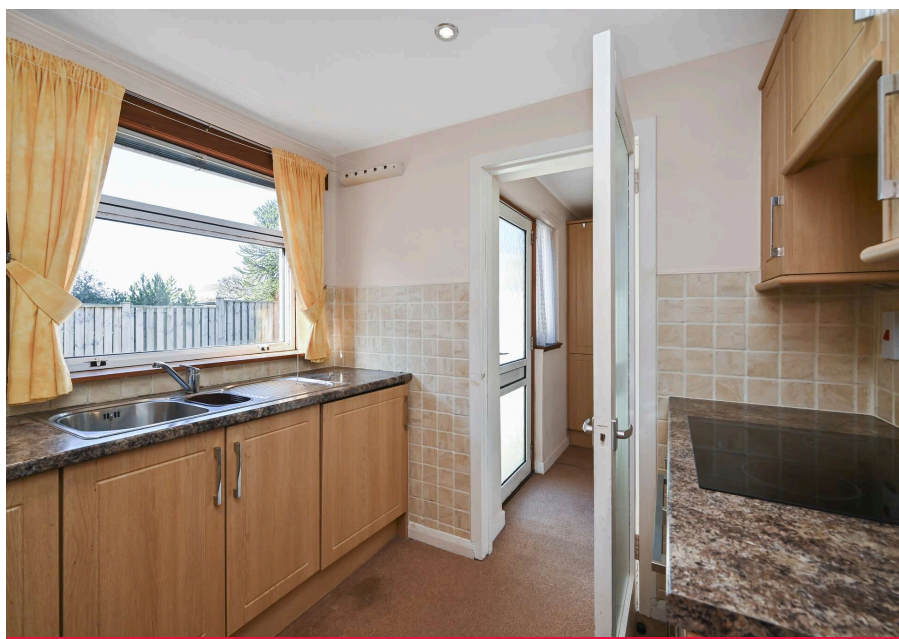
Single Garage

Driveway

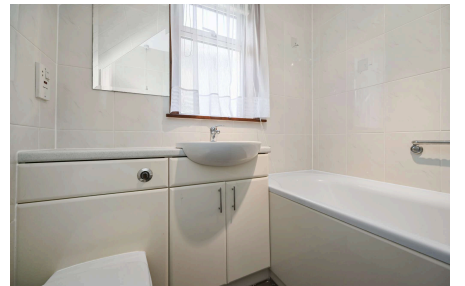
Gardens to Front and Rear

Three Double Bedrooms

Large Windows











Currie is a popular residential area which lies a few miles south west of the city centre. The property is near walkways and cycle paths that take you to the city centre, Balerno and the Pentland Hills Regional Park. Rail access into the city centre is found at Curriehill Station and regular buses can take you directly to the city centre and surrounding areas. Access to the Edinburgh city bypass is within easy reach which in turn gives access to all major trunk routes to the north, south, Edinburgh International Airport and Glasgow. There are excellent local shopping facilities Currie and nearby Juniper Green. Hermiston Gait and the South Gyle shopping centre have a variety of shops on offer, both are a short drive away.

### Extras

The items included in the sale of the property are the carpets, fitted floor coverings, white goods (integrated and freestanding), light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.



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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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