



150 Muir Wood Road  
**Currie**  
**EH14 5HQ**



# 150 Muir Wood Road Currie

 4  2  1 **EPC**  
4 2 1 E

Set in a desirable residential area, this well-proportioned four-bedroom detached house offers an ideal layout for modern family living. The property enjoys a peaceful outlook with open fields to the front, adding to the home's sense of space and tranquillity.

Downstairs, a welcoming hall leads to a bright sitting room, perfect for relaxing or entertaining, with patio doors opening directly onto the southwest-facing rear garden, ideal for enjoying all day sun. The room flows into a versatile dining area, and the adjoining kitchen offers practical workspace and storage. A convenient WC and integral garage complete the ground floor.

Upstairs features four sizeable double bedrooms, including a spacious principal bedroom filled with natural light. A well-appointed family bathroom serves all rooms.

The property further benefits from electric underfloor heating (downstairs), Fischer electric heaters (upstairs), double glazing, private gardens to front and rear, garage, and driveway.

## Property Features

Integral garage

Driveway

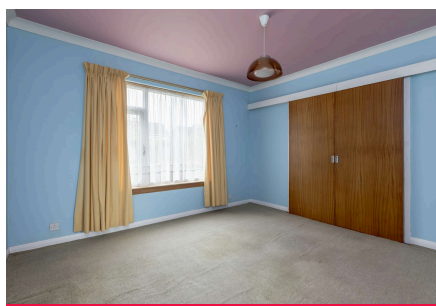
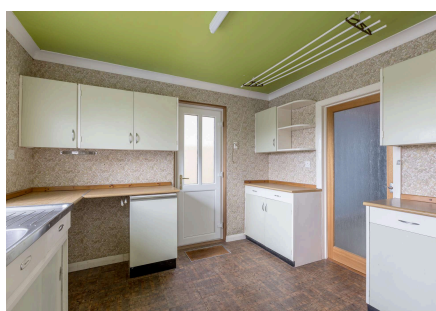
Front and rear gardens

Spacious floorplan

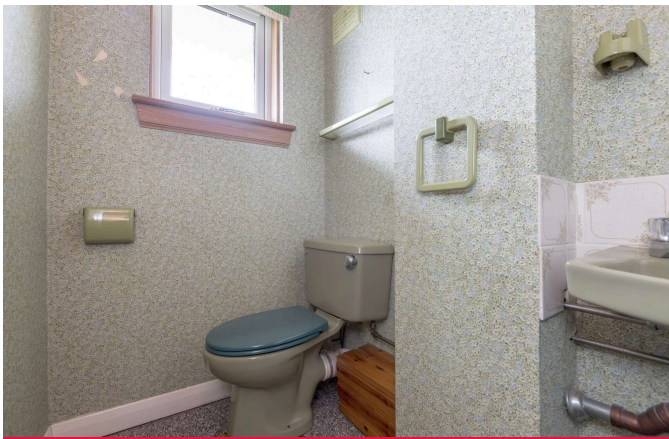
Requires modernisation

Electric underfloor heating

Double glazing









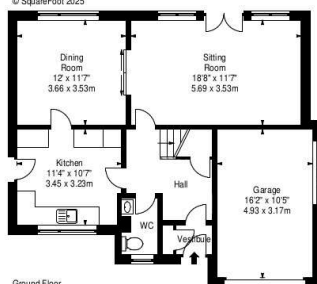


Currie is a popular residential area which lies a few miles south west of the city centre. The property is near walkways and cycle paths that take you to the city centre, Balerno and the Pentland Hills Regional Park. Rail access into the city centre is found at Curriehill Station and regular buses can 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.

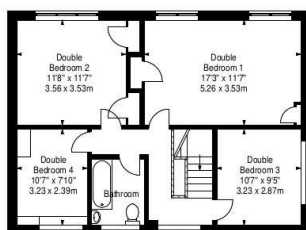
Muir Wood Road,  
Currie,  
Midlothian, EH14 5HQ



Approx. Gross Internal Area  
1394 Sq Ft - 129.83 Sq M  
Garage  
Approx. Gross Internal Area  
171 Sq Ft - 15.89 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, white goods, 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.

**AS** Anderson  
Strathern

Find out more

0131 270 7777

[andersonstrathern.co.uk/residential-property-service/](http://andersonstrathern.co.uk/residential-property-service/)

## 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.

**espc**

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