



93 Muir Wood Road

Currie, EH14 5HE



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86sqm

EPC

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AS Anderson
Strathern

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Situated in the highly desirable suburb of Currie, this spacious two-storey detached home boasts a versatile floorplan with huge renovation potential for the right buyer.

Upon entry through the hallway, a welcoming living room awaits which leads into a bright and spacious dining area with garden access through sliding doors. The kitchen space has room for appliances and requires a degree of modernisation. There is also a WC on this floor for convenience. Upstairs, a bright landing connects two generously sized bedrooms and a contemporary shower room.

The property enjoys private gardens to both the front and rear—ideal for relaxing or outdoor entertaining, and features double glazing and gas central heating throughout. There is also a single car garage and private driveway for convenient off-street parking.

Property features

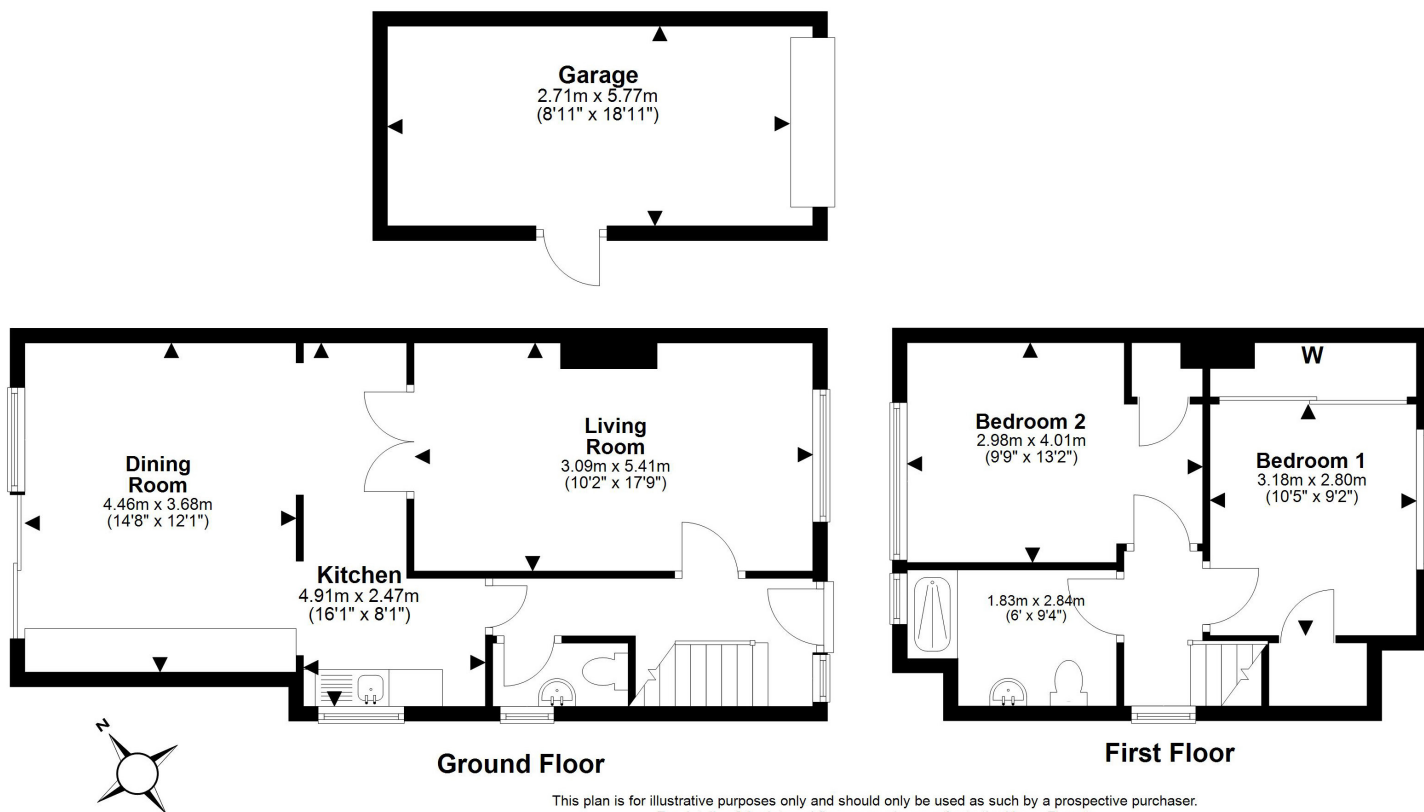
- Desirable location
- Requires modernisation
- Private garden grounds
- Garage and driveway
- Double glazing
- Gas central heating
- Fireplace





Location

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, integrated appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. Other items may be available through separate negotiation.

Council tax band D

Any offers should be submitted to residential@andersonstrathern.co.uk

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

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk