

campbell  
smith

88 Muir Wood Road,  
Currie,  
EH14 5JE



- Semi detached villa offering great potential
- Generous corner setting adjoining Muir Wood public park
- Spacious hallway
- Sitting room
- Dining room
- Kitchen
- 3 bedrooms, 2 with built-in mirror wardrobes
- Modern shower room
- GCH/DG
- Mature, well stocked gardens
- Double width gated driveway
- Single garage with workshop

Offers Over : £285,000











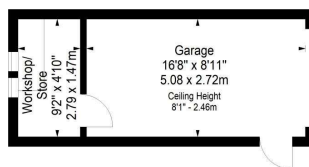


Muir Wood Road,  
Currie,  
Midlothian, EH14 5JE

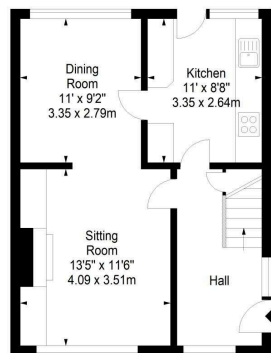


Approx. Gross Internal Area  
926 Sq Ft - 86.03 Sq M  
Garage & Workshop/ Store  
Approx. Gross Internal Area  
198 Sq Ft - 18.39 Sq M  
For identification only. Not to scale.  
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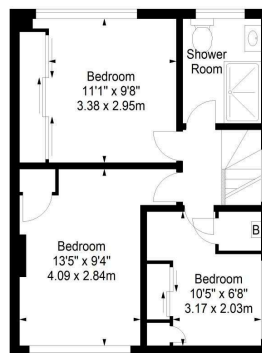
Key :  
DW - Door Width  
DH - Door Height



Ground Floor



Ground Floor



First Floor



#### Extras

The fitted carpets, blinds, curtains & kitchen white goods are included. No warranty is given regarding the services, systems or any appliances



#### Buses

Lanark Road West - 44, 45, N44



#### Shops

Scotmid & Sainsbury Local on Lanark Road West, Juniper Green, the Cyle Shopping Centre & Hermiston Gait retail park



#### Schools

Nether Currie PS, St Cuthbert's RC PS, Currie Community High School, St Augustine's RC HS



#### Parking

Single garage with gated double width driveway



Council Tax Band - E



EPC - D



#### Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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