



- 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











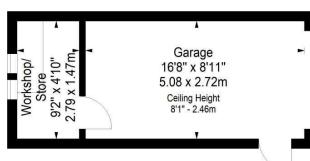




Muir Wood Road,
Currie,
Midlothian, EH14 5JE



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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Ground Floor

Key :
DW - Door Width
DH - Door Height



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



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.