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Offers Over

£395,000

9 Muir Wood Place

Currie | Edinburgh | EH14 5HG

Impressive, tastefully presented semi-detached house with lovely private, garden, garage and driveway. This superb property is located in the desirable area of Currie and has been upgraded and modernised by the current owners and offers ideal, stylish family accommodation throughout. Viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - E



Description

Located in the desirable residential area of Currie, this superb semi-detached family home has been upgraded and modernised throughout by the current owners and offers impressive accommodation throughout with quality fixtures and fittings. There is a lovely outlook to the front with fields to the side and to the rear is a delightful private garden. In addition there is a garage and driveway providing ample off street parking.

The bright and stylish accommodation comprises on the ground floor – sitting room that opens into the dining room that in turn provides access to the rear garden, smart fitted kitchen with appliances which also has a door to the rear garden, and a WC.

The accommodation on the upper level comprises – 3 bedrooms and a quality family bathroom.



Extras

Included in the sale price are all fitted floor coverings, blinds, light fittings, fridge/freezer, extractor hood, dishwasher, washing machine and The Smeg Ranger cooker.

Gardens and Parking

To the front of the property is an area of private garden as well as a substantial driveway providing ample off street parking. The driveway leads to a detached garage and the lovely private rear garden. The rear garden has patio areas and attractive beds of flowers, shrubs and trees.

Viewing

By appointment through Neilsons (0131 625 2222).





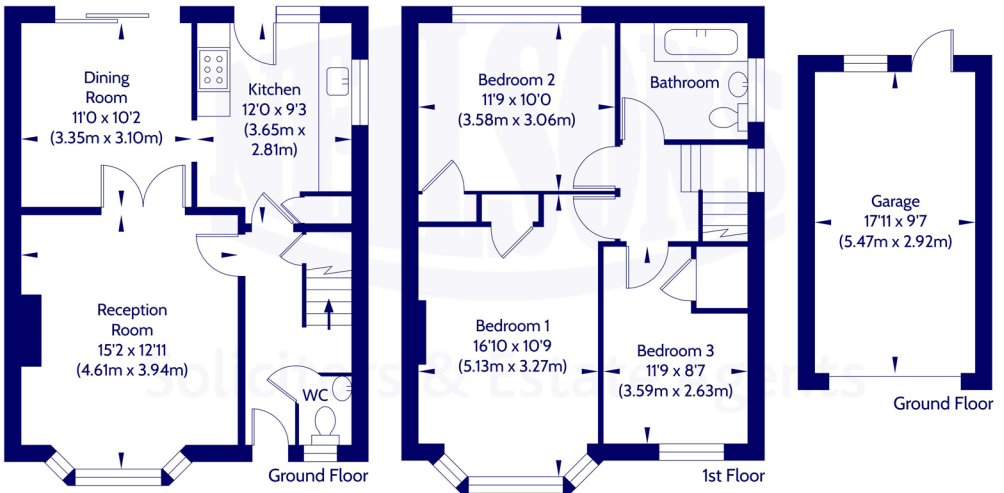
Location

The property is in the ever-popular area of Currie situated approximately seven miles from Edinburgh City Centre. Easy access to the City Centre is provided by way of a frequent public transport service along with Curriehill Railway Station providing access to Edinburgh and Glasgow. The park and ride facility is within proximity and for those travelling further afield, Edinburgh Airport is only a short drive away. Currie itself and both neighbouring Juniper Green and Balerno offer an range of local shops and services and provide nursery, primary and secondary education. Excellent recreational facilities can be found close by which include several golf courses, beautiful walks by the Water of Leith, access to the city's cycle path network and open spaces of the Pentland Hills Regional Park. Also within easy commuting distance of Heriot Watt University at Riccarton, The Gyle Shopping Centre and Hermiston Gait.





Approx. Gross Internal Floor Area 93.62 Sq M / 1008 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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