



85 Muir Wood Road, Edinburgh, EH14 5JE



Welcome

Welcome to Muir Wood Road, an excellent opportunity to acquire a three-bedroom semi-detached villa situated within the popular residential area of Currie, lying to the south-west of Edinburgh. The property now requires full modernisation throughout, which presents an ideal project for investors, developers, or buyers looking to create a bespoke family home. Externally, the property features a private driveway leading to the single garage, providing off-street parking. There are gardens to the front and rear, both now in need of landscaping but offering excellent potential for outdoor space. Given how popular properties are in this area, we would recommend an early viewing.

- Entrance hallway
- Living room
- Kitchen
- Sunroom
- Three bedrooms
- Bathroom
- Gas central heating
- Single glazing
- Gardens to the front and rear
- Garage and driveway with further on street parking available





Currie

Currie is a highly regarded residential area situated to the south-west of Edinburgh, offering an attractive blend of semi-rural charm and excellent connectivity to the city centre. Nestled at the foot of the Pentland Hills, the area enjoys a picturesque setting with easy access to scenic walks and outdoor pursuits along with a range of local amenities, including shops, cafés, and well-regarded schooling at both primary and secondary levels. Currie benefits from excellent transport links, with regular bus and rail services from Curriehill Railway Station providing swift access to Edinburgh city centre and beyond. The proximity to the City Bypass also ensures convenient connections to the wider motorway network, Edinburgh Airport, and central Scotland. Combining a peaceful village feel with easy access to urban amenities, Currie is a popular choice for families, professionals, and those seeking a balance between city and countryside living.

Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included. Please note the property is sold as seen and no paperwork is available.

Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.