



5 Muir Wood Crescent
Currie EH14 5HD
Offers Over £275,000

Caesar & Howie
Solicitors & Estate Agents



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An ideal family home with excellent potential for modernisation is offered from this attractively priced and popular styled semi detached villa. It has well proportioned rooms throughout and a traditional layout. Set within attractive gardens and a sought after area, it will prove popular with young families perhaps and is well placed for schools, local shops, amenities and rail station. The City Bypass, Gyle shopping centre Edinburgh Business Park and the Riccarton Campus of Heriot Watt University are all easily accessible. Flexible/early entry. Chain Free.

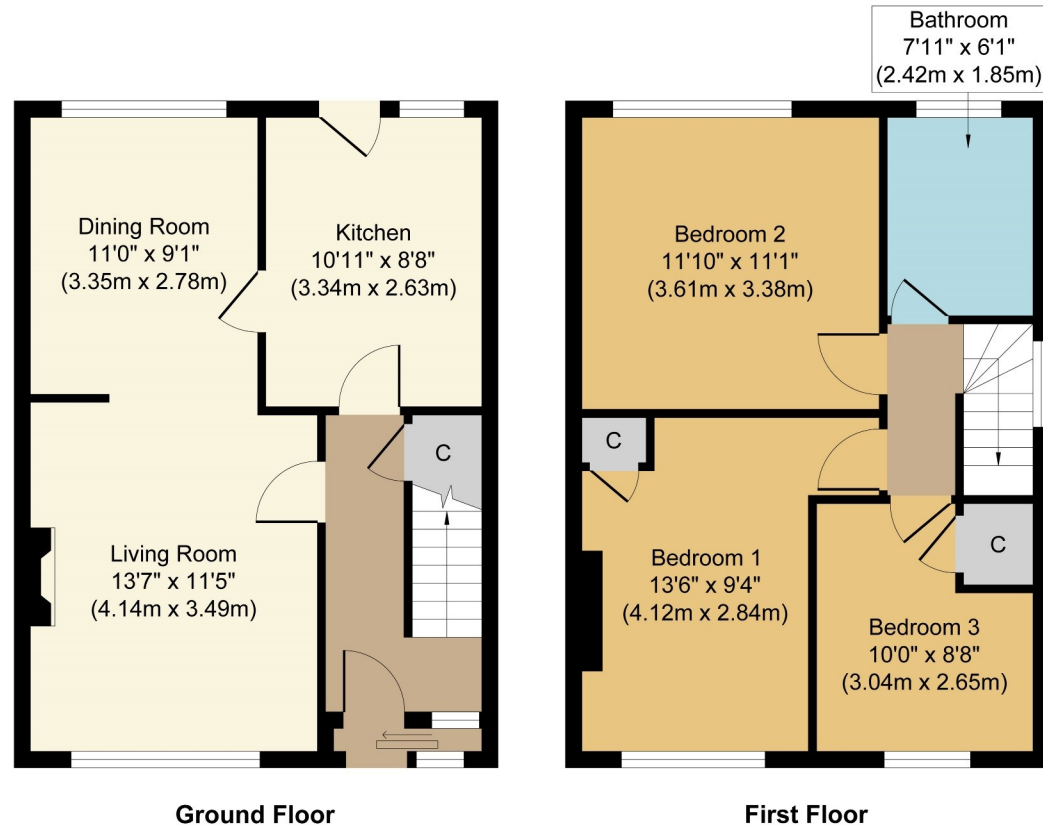
- **Entrance**
- **Hall**
- **Lounge & dining**
- **Kitchen**
- **Three good size bedrooms**
- **Bathroom**
- **GCH & DG**
- **Attractive gardens**
- **Hard landscaped front/driveway**
- **Council Tax Band E**
- **Floor area 84 m2**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email enquiries@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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