

campbell
smith

96 Muir Wood Road,
CURRIE,
EH14 5HE



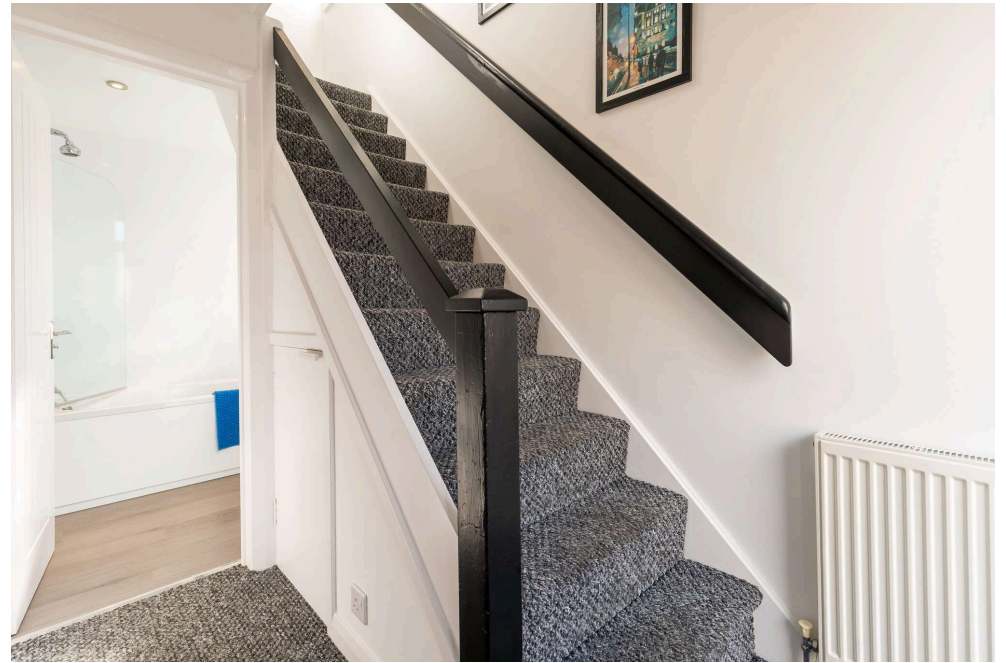
- Ideal family sized semi detached villa
- Sought after community
- Move in condition
- Sitting room with gas living flame fire
- Generous open plan dining kitchen with patio doors
- 3 bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing
- Covered terrace & patio
- Good sized south easterly facing enclosed rear garden
- Easily maintained front garden
- Driveway

Offers Over : £320,000









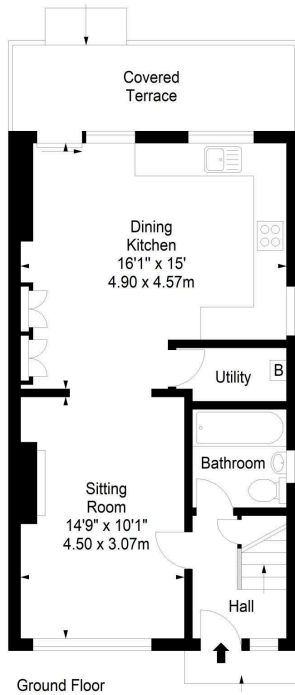




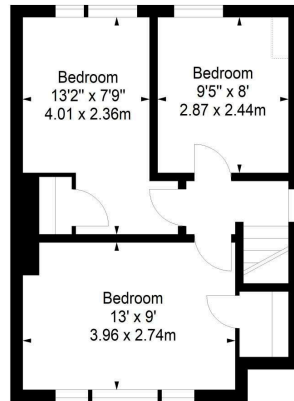
Muir Wood Road,
Currie,
Midlothian, EH14 5HE



Approx. Gross Internal Area
850 Sq Ft - 78.97 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk

+ Extras
PLEASE CONFIRM

Buses
Lanark Road West - 44, 45, N44

Shops
Co-op at Corslet Place, Scotmid & Sainsbury Local on Lanark Road West, Juniper Green, the Gyle 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
Driveway & on street

Council Tax Band - E

EPC = C

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.