



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 66 Muir Wood Crescent

Currie, Edinburgh, EH14 5HB



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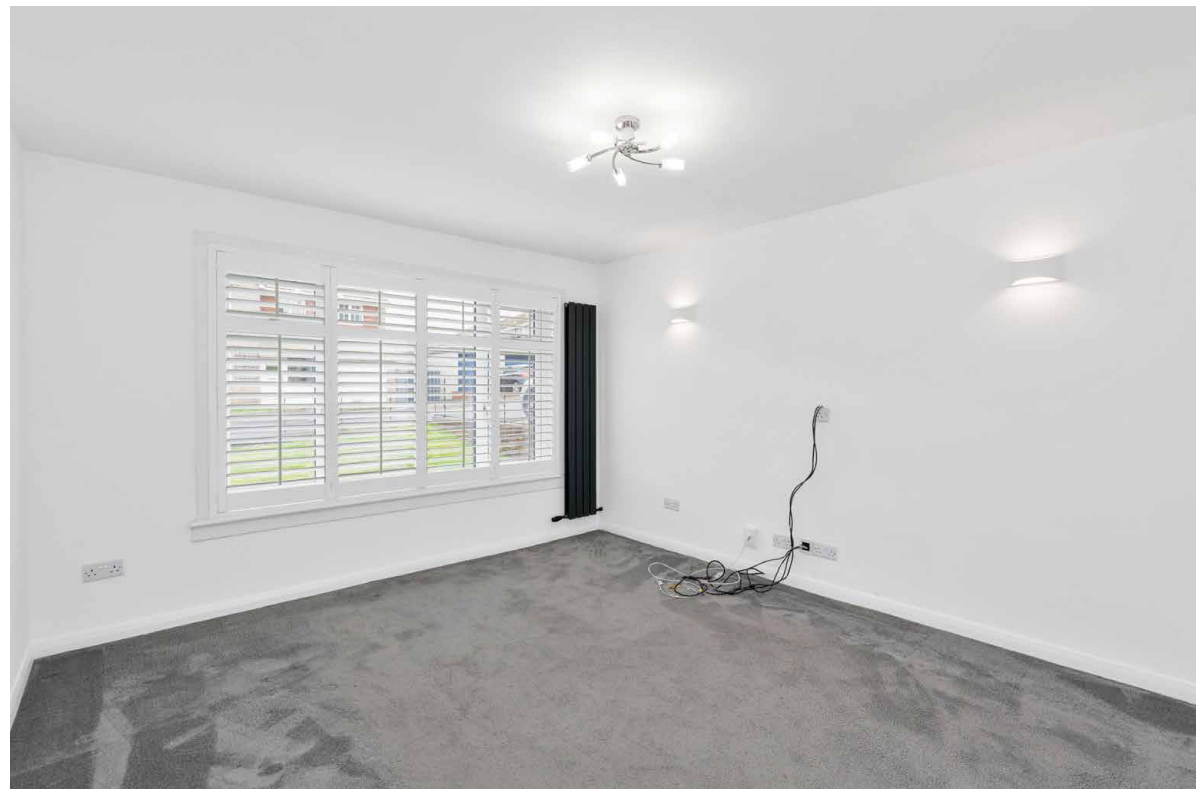
Introducing 66 Muir Wood Crescent, an immaculately presented detached home in the sought-after Currie area of Edinburgh, finished in fresh neutral tones with plush carpeting throughout. The accommodation flows seamlessly from a spacious living room to a sunny dining room, with a sliding door to the garden, and into a contemporary, well-appointed kitchen. Upstairs offers three bedrooms, including a southwest-facing principal bedroom, a modern bathroom with mirrored vanity storage, and a versatile floored attic space. Externally, the property enjoys a lawned front garden, a sunny, enclosed rear garden, and a private driveway.

Full planning permission is in place for a thoughtfully designed wrap-around extension, including a two-storey side extension and single-storey front and rear additions. An approved Structural Engineer's Report (SER) has also been granted, offering significant scope to enhance both space and value.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.

## Property Summary

- Detached house in Currie
- Part of an established residential neighbourhood
- Entrance hall with under-stair storage
- Spacious living room
- Sunny dining room with a sliding door
- Well-appointed kitchen
- Sun-facing main bedroom
- Two further bedrooms (one with storage)
- Versatile floored attic
- Modern three-piece bathroom
- Private lawned gardens
- Private driveway parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £395,000







Spacious living room,  
sunny dining room with a  
sliding door, and a  
well-appointed kitchen

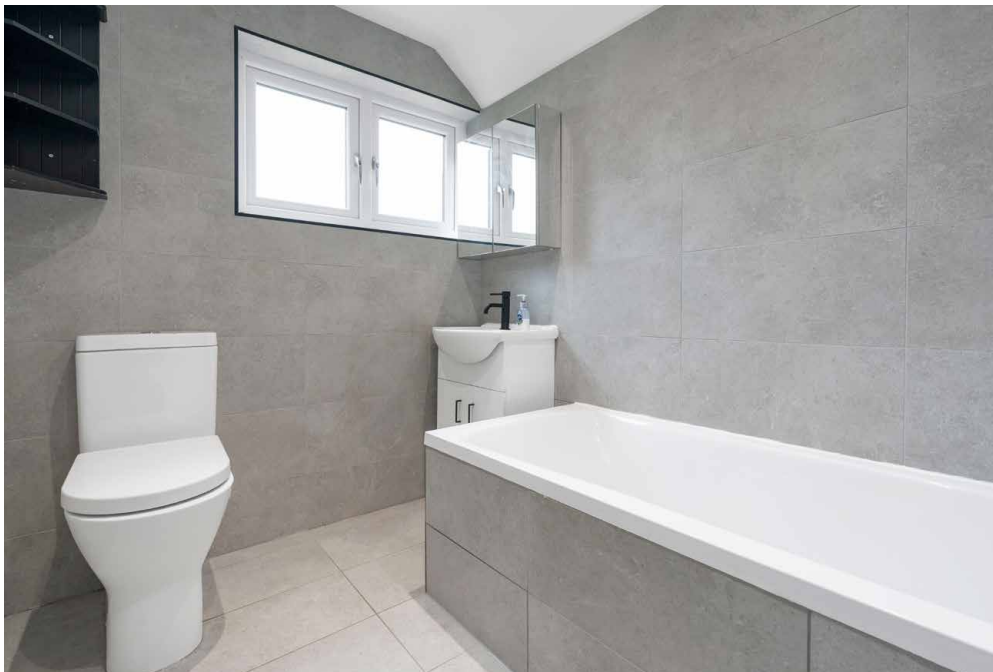








Sun-facing main bedroom,  
two further bedrooms and  
a versatile floored attic









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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

