



## 7 Muir Wood Crescent

Currie, Edinburgh, EH14 5HD

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Introducing a three reception-room three-bedroom detached house in Currie, offering spacious living accommodation in a sought-after locale. The home further boasts great storage, ample private parking, and beautiful sunny gardens. Whilst new owners may want to apply a modernising touch, the home remains an outstanding opportunity for anyone seeking a relaxed village lifestyle within easy reach of Edinburgh city centre. It also presents buyers with the exciting chance to add significant value to the property as well.

Inside, a naturally-lit hall welcomes you in, providing built-in storage to help keep the entrance tidy. To the right is the living room. Here, spacious proportions accommodate an excellent choice of furnishings, whilst a large southeast-facing picture window bathes the room in lots of daily light. In addition, a fireplace adds a warming focal point for the arrangement of furniture. From here, sliding glazed doors connect to the adjacent dining room for a sociable flow of accommodation. It continues the aesthetic of the living area and is well-proportioned for family meals and lively dinner parties. A sunny conservatory extends from the dining area too, providing an idyllic and versatile space for admiring the garden whatever the weather. Meanwhile, the kitchen is well-appointed with cabinet storage and ample work surface space. It has direct access to the rear garden and also comes with a selection of freestanding appliances (gas cooker, fridge, dishwasher, and washing machine).



## Features

- A spacious detached house
- Situated in the village of Currie
- Naturally-lit hall with built-in storage
- Living room with southeast-facing aspect
- Well-proportioned dining room
- Sunny conservatory with garden views
- Well-appointed fitted kitchen
- Three bedrooms with built-in storage
- 3pc bathroom with an overhead shower
- Mature garden to the front
- Beautiful, fully-enclosed rear garden
- Monoblock driveway and attached garage
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - D
- Council Tax Band - E



“The living area is well-proportioned for family meals and lively dinner parties. A sunny conservatory extends from the dining area, providing an idyllic and versatile space for admiring the garden whatever the weather”









From the hall, a staircase leads up to a bright landing and to the three bedrooms. The bedrooms include two large doubles (one equipped with a fitted mirrored wardrobe, the other with built-in storage) and a flexible single which also benefits from built-in storage. Finishing the accommodation is a three-piece bathroom, equipped with an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a mature front garden and a private (monoblock) driveway leading to a large attached garage. The fully-enclosed garden to the rear is also beautifully maintained, incorporating a generous lawn and a patio area, framed by established plants. A shed and a greenhouse are included as well.

Extras: all fitted floor and window coverings, light fittings, gas cooker, fridge, dishwasher, and washing machine to be included in the sale.

## Currie, Edinburgh

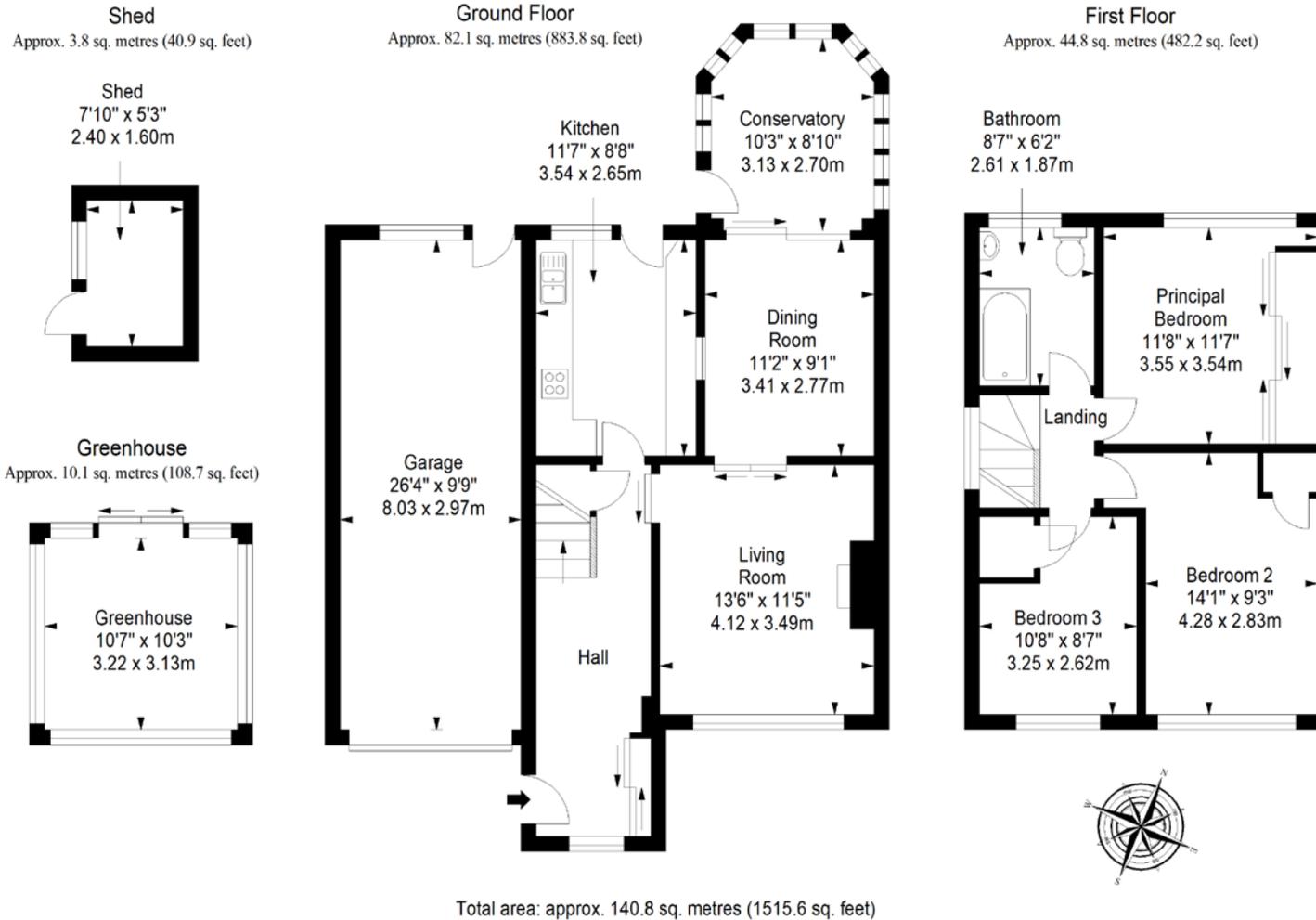
Nestled between the Pentland Hills and the Water of Leith, the area of Currie borders the villages of Juniper Green and Balerno. The region offers an enticing combination of rural charm and nearby city attractions. Surrounded by lush woodlands and with rivers and reservoirs on your doorstep, the centre of Edinburgh, only six miles away, can be reached within a 30-minute commute. Currie and the neighbouring villages cater to your daily needs with a post office, two mini supermarkets, independent retailers, restaurants, traditional pubs, cafés, banks, hairdressers, beauty salons and a library. The Balerno Farmers' Market offers local and fresh produce once a month. The Gyle shopping centre and Hermiston Gate are just a short drive away and offer an extensive range of High Street names and large supermarkets.

Currie has excellent educational facilities with primary, secondary and independent options nearby. Plus, Heriot-Watt University is a short drive away. The area enjoys superb recreational and sports facilities, including Midlothian Snowsports Centre, Currie Rugby and Football Clubs, Balerno Tennis Club and horse riding at the Pentland Hills Trekking Centre. Nearby, Dalmahoy Golf and Country Club, with a spa and leisure club, is ideal for a round of golf or enjoying a cocktail on the terrace with lovely views. Public transport, including Curriehill railway station, provides regular services into the city centre and surrounding areas. There is a frequent bus service running approximately every 10 minutes to the city centre, which also has a regular night service.





# Floorplan



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