



16 Muir Wood Grove,
Currie, EH14 5HA



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Located within the sought after area of Currie to the west of Edinburgh is this bright and well-proportioned extended detached house situated at the end of a cul-de-sac with driveway and double garage. The house offers spacious family living with gas central heating and double glazing.

The accommodation includes a porch leading to the entrance hall with wc fitted with a toilet and wc. The lovely lounge has large twin windows overlooking the front and wall mounted fire. The large kitchen is flooded with natural light with french doors leading to the rear garden, ample space for dining, central island and is fitted with a range of modern base and wall units with the double electric oven, gas hob, fridge/freezer, dishwasher and washing machine to remain. There is also a family room with storage cupboard and patio doors leading to the rear.

A carpeted staircase leads to the upper landing with storage cupboard. The main bedroom has window to the rear and is fitted with an en-suite shower room. There are three further bedrooms, with one having fitted wardrobes. Completing the accommodation is the family bathroom with velux window fitted with a three piece white suite with separate shower compartment.

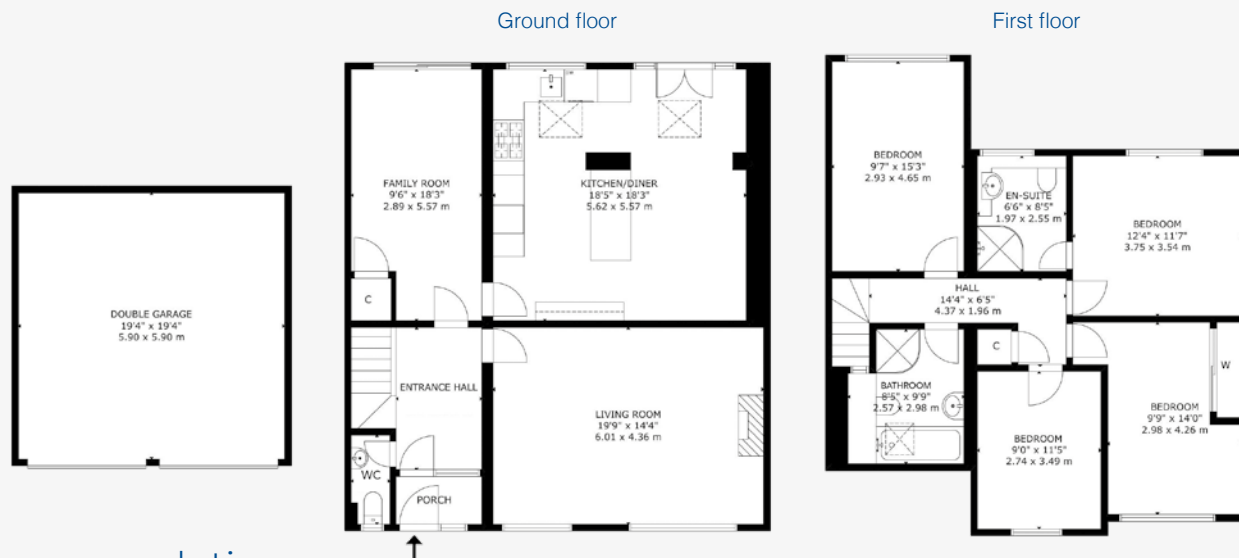
Externally there is a garden to the front which is mainly lawn with borders. A driveway to the side provides access to the double garage with electric door, light and power. The good sized rear garden is fully enclosed and is mainly laid to lawn with patio and a summerhouse.

Viewing of this lovely family home is essential to fully appreciate the true extent of the accommodation offered in this excellent location.

Area Description

Currie is a popular village located to the west of the city nestling under the Pentland Hills. The area offers several walking and cycling options, including the Water of Leith and the Pentland Hills Regional Park. Currie's excellent location makes the property ideal for the daily commuter with easy access to the City Bypass linking all major roads, the Airport and Forth Bridges, as well as the National Cycle Network. Public transport is available with excellent bus and train links with Curriehill Railway Station a short walk from the house. The village itself has a range of shops, post office, a medical centre, along with bars, restaurants and takeaways. The nearby Gyle Shopping Centre and Hermiston Gate Retail Park provide further shopping facilities. The Heriot-Watt university campus is nearby which includes the Oriam sports facilities and weekly park runs. Education is catered for at Nether Currie Primary School and Currie Community High School.





Accommodation

Lounge:	6.02m x 4.37m	(19'9" x 14'4")
Family Room:	2.9m x 5.56m	(9'6" x 18'3")
Kitchen/Diner:	5.61m x 5.56m	(18'5" x 18'3")
WC		
Bedroom 1:	3.76m x 3.53m	(12'4" x 11'7")
En-Suite:	1.98m x 2.57m	(6'6" x 8'5")
Bedroom 2:	2.92m x 4.65m	(9'7" x 15'3")
Bedroom 3:	2.97m x 4.27m	(9'9" x 14')
Bedroom 4:	2.74m x 3.48m	(9' x 11'5")
Bathroom:	2.57m x 2.97m	(8'5" x 9'9")

Note

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

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