

# CURRIE

1 Muir Wood Place EH14 5HG

**FIXED PRICE 249,995**

*Immaculate detached three bedrooomed villa with open southerly aspect to Pentland Hills. This property has been recently upgraded by the present owners, including the installation of a new kitchen and bathroom, new boiler and new fireplace. The accommodation comprises: front porch, hall, living room open plan to dining room, kitchen, rear porch, three bedrooms and bathroom. Partially floored loft. Front and rear gardens with twin driveways, one to each side of the house. Single garage. All integral kitchen appliances included. Gas central heating. UPVC double glazed windows.*

Viewing: Thursday 6.30 pm - 8.00 pm, Sunday 2.00 pm - 4.00 pm or telephone 07859 014885



Currie is a sought after residential area with good local amenities, transport links and schools. The property itself lies in a quiet street and benefits from an open aspect to the front.

#### Entrance porch (5'11" x 5'8")

Glazed panels with opening top upper windows. Single power point. Laminate wood floor. A solid timber door with timber side panel leads to the entrance hall.

#### L shaped entrance hall (6'8" x 5'8")

Central ceiling light. Central heating radiator. Double power point. Fitted carpet.

#### Living Room (14'9" x 14')



Well proportioned living room with large window to front giving south facing aspect to Pentland Hills. Marble fireplace, insert and hearth housing brass trimmed, living flame fire and back boiler. Under stair cupboard housing the fuse box. Triple ceiling light. Central heating radiator. Two double and two single power points. TV aerial. Telephone point. Broadband connection. Venetian blind. Fitted carpet.

#### Dining room (12'1" x 9'3")

Rear facing dining room over looking rear garden. Triple brass light fitting. Large window to rear with Venetian blind. Central heating radiator. One double and one single power point. Fitted carpet. Gives access to:

#### Kitchen (11'3" x 11'1")



Excellent fitted kitchen, fully fitted with ample base and wall units finished in cherry wood. Granite effect worktops. Under unit lighting and spotlight downlighters. One and half bowl stainless steel sink and drainer. Integral gas hob and electric oven in stainless steel. Integral dishwasher, automatic washing machine, freezer and fridge. Expelair fan. Tiled splashbacks. Six double power points and dedicated points for appliances. Triple halogen ceiling light. Quarry tiles to floor. Door (double glazed) leads to:

#### Rear Porch (7'2" x 5'2")

Double power point. Quarry tiled floor. Steps to rear garden.

A stair leads to the landing on upper floor.

#### Double Bedroom 1 (11'10" x 11'9")

Set to the rear of the property with triple mirrored sliding doors accessing fitted wardrobe with hanging rail, shelves and drawers. Central heating radiator. Single power point. Fitted carpet.

#### Bedroom 2 (14'1" x 11'11") at longest and widest

Front facing bedroom with large double glazed window with good aspect to Pentland Hills. Airing cupboard housing hot water tank with shelving for storage. Central heating radiator. Central ceiling light. One single and one double power point. Fitted carpet.

#### Bedroom 3 (10'5" x 8'7")

Again set to the front of the property with Large storage cupboard with hanging rail. Central heating radiator. Two single power points. Fitted carpet.

#### Bathroom (6' x 8') plus window recess



Newly fitted, fully tiled bathroom with double glazed window to rear. Three piece white suite with built in cupboard around sink. Folding glass shower screen and mains shower. Chrome fittings. Heated towel rail. Mirrored wall cabinet. Tiled floor.

#### Attic

A partially floored attic with light is accessed from upstairs landing.

#### Garden

Gardens to front and rear, the rear area having area of stone chippings and two layers of lawn, patio area and garden shed. Twin driveways and single garage to side.

#### Extras

Fitted carpets, integral gas hob and electric oven, integral dishwasher, integral automatic washing machine, integral freezer and integral fridge.

#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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