

18 (flat 3) Greendale Park, Muirhouse, Edinburgh, EH4 4QD



18 (flat 3) Greendale Park | Muirhouse | EH4 4QD

Description

Quietly positioned in a cul-de-sac and forming part of a modern established development this top floor flat with secure entry system would make the ideal purchase for any first time buyer or professional. Closely located to excellent local amenities, public transport links and with in easy access to the main motorway network, the property is offered in good decorative order and provides comfortable and light filled living space.

- Hallway
- Twin windowed Living/dining room with sunny west-facing aspect
- Well appointed kitchen
- Two double bedrooms, one with fitted wardrobe
- Bathroom consisting of white suite and shower over bath
- Gas central heating and double glazing
- Attic storage
- Communal bike store
- Large secure storage cupboard in common stair
- Residents parking

Extras

The fitted floor coverings, oven, hob, cooker hood, washing machine and fridge/freezer are included. Other items of furniture may be available by separate negotiation.

EPC Rating: C

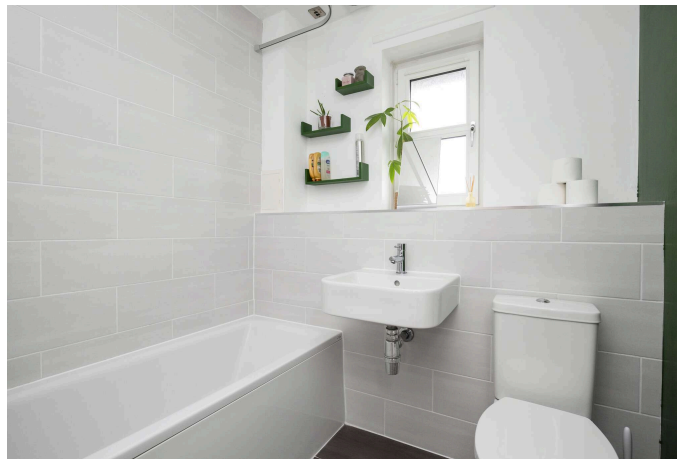
Price and Viewing

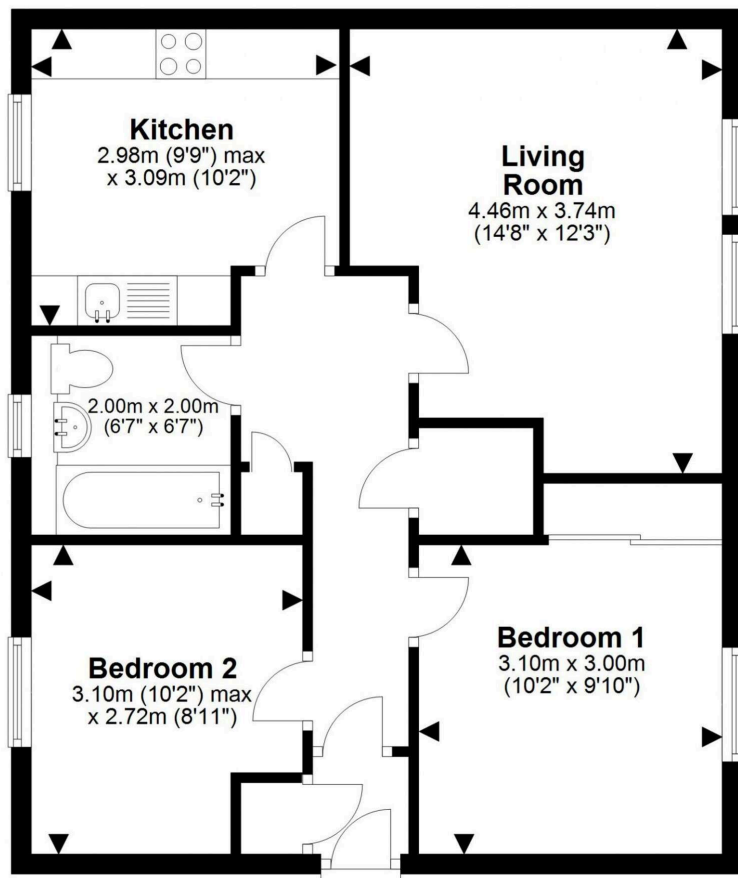
For price and viewing information or further details on this property please contact us on 0131 557 3188.



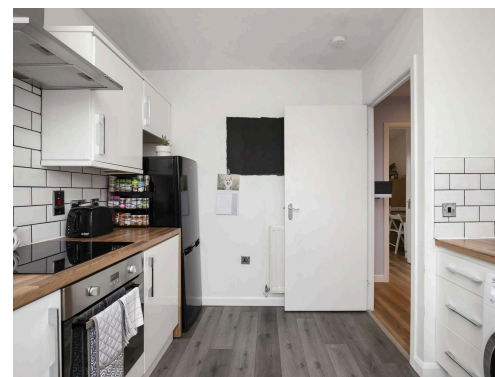
Location

Muirhouse is a predominantly residential area of Edinburgh, which lies to the north of the city centre. There are two Morrisons Superstores available at Pilton Drive and Waterfront Broadway, along with a selection of small specialist shops serving the local community. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. The area is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway, as well as Forthquarter Park, Silverknowes Esplanade and Cramond Beach. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

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