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Offers Over  
**£180,000**

# 7/11 Muirhouse Crescent

Muirhouse | Edinburgh | EH4 4QF

Beautifully presented and well maintained second floor flat in modern development. The apartment was built in 2022 so has many modern features, including under floor heating in the bathrooms. Excellent local amenities are nearby with easy access to the main transport links also. The property is ideally suited to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Rooms
-  2 Bathrooms
-  On Street Parking Bays
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - C



## Description

The hallway features a generous utility cupboard, offering practical storage solutions. Moving into the open-plan living area, you'll find a spacious reception area with two floor-to-ceiling windows adorned with perfect-fit blinds, allowing ample natural light. The sleek kitchen boasts modern wall and base units, complemented by a dark worktop and integrated appliances, with enough room for a dining table. The principal bedroom includes a Juliet balcony, built-in wardrobes, and a striking feature panel wall. Its en suite shower room features a crisp white two-piece suite, a fully tiled cubicle with a thermostatic shower, and underfloor heating for added comfort. A secondary well-proportioned double bedroom offers modern flooring and built-in wardrobes. Completing the layout is the bathroom, featuring a crisp white three-piece suite, an electric Mira shower above the bath, a glass screen, and underfloor heating, adding a luxurious touch.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Development

The development has an allocated factor, Ross and Liddell. At present the annual charge is approximately £600 with float of £300. This is for the upkeep of the common landscaped areas, common areas and buildings insurance.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

Muirhouse is an established residential area lying to the north-west of the city centre and provides convenient access to the A90 and the City Bypass. There are excellent local amenities nearby together with a Morrisons supermarket at West Granton Road. Further shopping can be found at nearby Craigleith Retail Park which houses a Sainsbury's and Marks & Spencers. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Ainslie Park Leisure Centre is nearby with a swimming pool and a Pure Gym. Golf courses are close by along with access to the vast cycle path network. It has good transport links and excellent local bus services operating to many parts of the city.

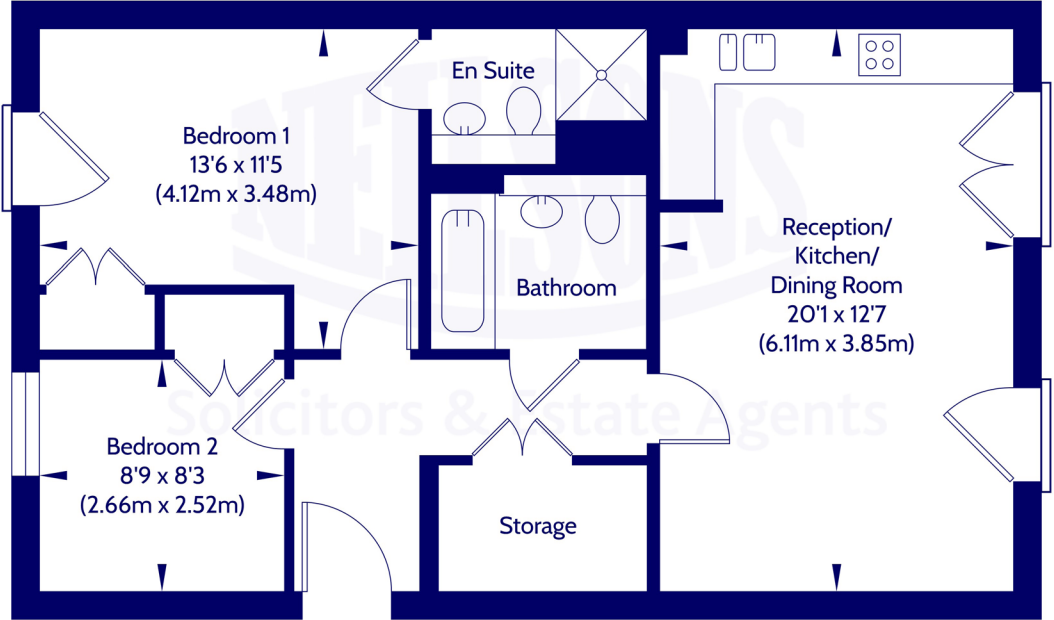


## Second Floor

Not to scale. For identification only.

Approx. Internal Area 64.66 Sq M / 696 Sq Ft.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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