










Offers Over
£150,000

72/3 Pennywell Gardens

Muirhouse | Edinburgh | EH4 4PD

An excellent opportunity has arisen to acquire this sizeable three bedroom first floor flat, quietly situated within the popular Muirhouse district of the city. Close to superb amenities and commuting links, the property will undoubtedly suit a variety of buyers including first-time buyers and investors. Early viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - A



Description

Internally, the property briefly comprises of; welcoming entrance hallway with handy storage provisions, bright and spacious lounge with twin windows, fully-fitted kitchen/diner with tiling in splash areas, first generous double bedroom with useful integrated storage, second good sized double bedroom with an integrated double wardrobe, third single bedroom with optional use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, private cupboard within the close, gas central heating and double glazing throughout.

This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A private fenced garden space can be found to the rear of the building with a shared a drying green. For the car owner, there is more than adequate on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 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





Approx. Gross Internal Floor Area 81.66 Sq M / 879 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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