










Offers Over
£215,000

39 Muirhouse Avenue

Muirhouse | Edinburgh | EH4 4PZ

This charming end terrace home is situated in a popular residential area and occupies a large plot, making it an ideal choice for a growing family. The property is conveniently located close to local amenities, ensuring easy access to everything a family might need.

-  3 Bedrooms
-  1 Public Room
-  1 Bathrooms
-  On Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - A



Description

Upon entering, you are welcomed by a wide and inviting hallway that offers ample storage space and features a staircase leading to the upper floor. The spacious reception room benefits from dual aspect windows, allowing for plenty of natural light to flood the space. This room is perfect for both relaxing and entertaining, with double doors that open directly to the rear garden. The focal fireplace adds a cozy touch, and the dining area at the rear of the room provides a comfortable space for family meals. The kitchen is well-appointed with a range of white gloss fronted wall and base units, offering plenty of storage and worktop space. It comes equipped with integrated appliances, and the tiling on the floor and splash areas adds a modern and practical finish. The principal bedroom is generously sized, featuring built-in wardrobes for convenient storage, and boasts access to a private balcony, providing a peaceful retreat. The second bedroom, located at the rear of the property, is also a double and includes built-in wardrobes. Additionally, there is a smaller double bedroom at the front of the house, perfect for a child's room or guest accommodation. The fully tiled family bathroom is fitted with a white three-piece suite, including a Mira electric shower over the bath, ensuring comfort and convenience.



Extras

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

Gardens

The property is set on a large corner plot, with wrap-around front and side gardens that are mostly laid to lawn, bordered by hedgerows and fencing for privacy. The enclosed rear garden offers a peaceful outdoor space with a hedgerow border and a patio area, ideal for outdoor dining or relaxation.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

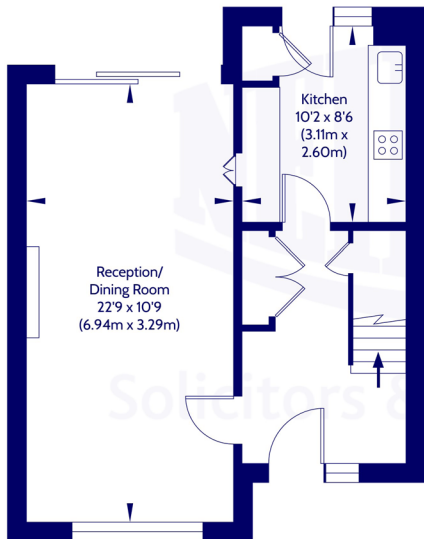
Muirhouse is an established residential area lying to the north-west of the city centre and provides convenient access to the A90 and the City Bypass. There are excellent local amenities nearby together with a Morrisons supermarket at West Granton Road. Further shopping can be found at nearby Craigleith 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.



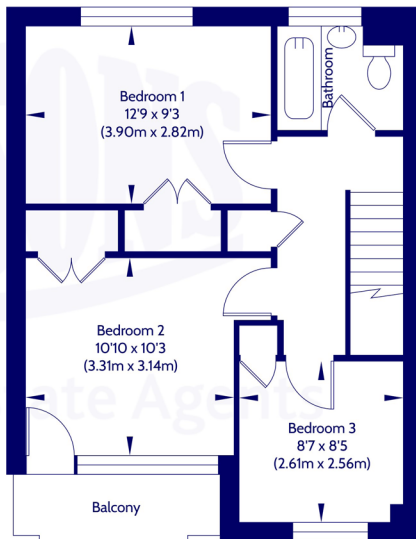


Approx. Gross Internal Floor Area 85.21 Sq M / 917 Sq Ft.

Ground Floor



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.



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