










Solicitors & Estate Agents



10 Marrow Street

Muirhouse | Edinburgh | EH4 4FN

An immaculately presented semi-detached villa forming part of an established modern development in the popular residential area of Muirhouse. Located close to local amenities, transport links and walks along Cramond beach, the property is in move in condition and will particularly appeal to professionals and young families.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Front & rear gardens
-  Double driveway
-  EPC rating – C
-  Council tax band- D



Description

The accommodation is laid out over two levels with downstairs briefly comprising of entrance hall, bright lounge with a full length window and door allowing plenty of natural light to flood the room, a modern dining kitchen with a range of white wall and base units with co-ordinated worktops and a door to the rear garden, and an inner hall with storage and a handy WC which also has a cupboard plumbed for a washing machine.

Moving upstairs there is a landing with storage cupboards, two double bedrooms with built in wardrobes, a single bedroom also with a built in wardrobe, and a stylish bathroom with a white suite and shower over the bath. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale is the gas hob and electric oven, and integrated fridge/freezer and dishwasher. Please note the pergola and garden shed will be removed.

Gardens & Parking

A neat front garden with lawn welcomes you to the property and to the rear is a fully enclosed garden with lawn and a patio area, offering an ideal space for dining in the warmer months and a safe place for children and pets to play. A double driveway provides off street parking and on street parking is also available.

Factoring

The common grounds around the development are maintained by Ross & Liddell at a cost of approximately £160 per annum.





Location

Muirhouse is an established residential area north-west of the city centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the city centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at Granton and Ferry Road. Further shopping is available at nearby Craigmile Retail Park along with a Pure Gym. There are several local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre and Urban Village Gym & Spa is a short distance away. Two good golf courses are close by along with access to the vast cycle path network.





Approx. Gross Internal Floor Area 90 Sq M / 978 Sq Ft.



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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