



Solicitors & Estate Agents










Offers Over
£120,000

14D Muirhouse Bank

Muirhouse | Edinburgh | EH4 4QT

Set within the established residential area of Muirhouse, this first-floor flat offers an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property benefits from a secure entry phone system and includes a well-maintained private garden to the rear, providing valuable outdoor space.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway with useful storage leads to the generously sized reception room, which enjoys a front-facing aspect and offers ample space for both lounge and dining furniture. From here, access is provided to a private balcony. The kitchen is set to the rear of the property and fitted with a range of units, offering a practical layout for day-to-day living. There are two double bedrooms, one positioned to the front and the other to the rear, the latter benefiting from a walk-in cupboard. Completing the accommodation is a bathroom fitted with a three-piece suite.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, there is on-street parking readily available, along with a well-kept private garden to the rear, ideal for relaxation or outdoor dining.

Extras

Selected fixtures and fittings, including; freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



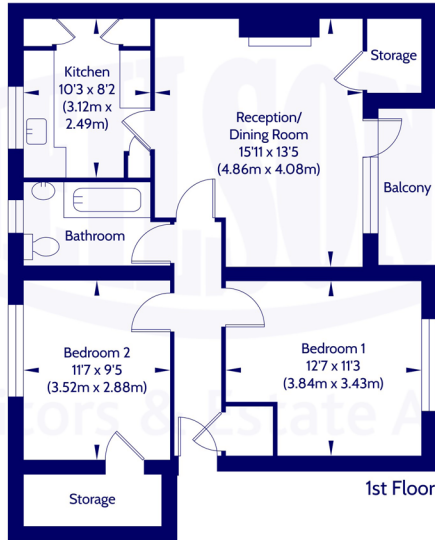


Location

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 66 Sq M / 708 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.



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



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