



1d Muirhouse Place East, EDINBURGH, EH4 4PN



Welcome

- Reception hallway with a useful storage cupboard.
- Bright and spacious living/dining with a dual aspect offering lots of natural light, feature fireplace with a gas fire inset.
- Fully fitted kitchen with a range of wall and base units, direct access to the sunny balcony. All items in the kitchen as seen are included in the sale.
- Double bedroom rear facing. Further rear facing double bedroom.
- Bathroom comprising WC, wash hands basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Shared gardens to the rear.
- On street parking





Muirhouse

Muirhouse is an established residential area situated to the north-west of Edinburgh City Centre and offers a selection of local amenities, with shops available on Silverknowes Road, with a large Morrisons and Pure Gym within easy access in nearby Granton. Also, within close proximity is Craigleith Retail Park, which offers a wide choice of high-street stores, including a Sainsbury's, Marks & Spencer, and Homebase. The Ainslie Park Leisure Centre offers a variety of recreational activities, including a fitness suite and swimming pool, whilst the Cramond shoreline and Gypsy Brae offer outdoor spaces. There are good public transport links to all parts of the city running along Ferry Road.

Ideal first time buyer or investment opportunity.

Viewing by appointment call 07884 247419.

Extras

All items as seen in the kitchen, curtains and fitted floor coverings are included.

EPC - C

Council Tax - B



Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

