



HM Harper
Macleod LLP
Estate Agents & Solicitors

2D Muirhouse Place West, Edinburgh EH4 4PY
Fixed price £130,000

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Excellent opportunity to acquire a light and spacious first floor flat commanding a bright corner aspect in the popular residential area of Muirhouse lying north-west of the city centre, close to excellent amenities, schools and transport links.

The generously proportioned accommodation comprises; welcoming entrance hallway with useful storage cupboard, charming lounge/dining, fitted kitchen with door to balcony, two good sized double bedrooms and bathroom. While upgrading and decoration are now required, benefits include gas central heating, double glazing, useful storage, secure entry system and access to a shared rear garden.

It is anticipated would make an ideal purchase for the first-time buyer, young family or investor and early viewing is highly recommended.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.



Lounge
15'4 x 12'3 (4.67m x 3.73m)

Bedroom 1
12'4 x 12'1 (3.76m x 3.68m)

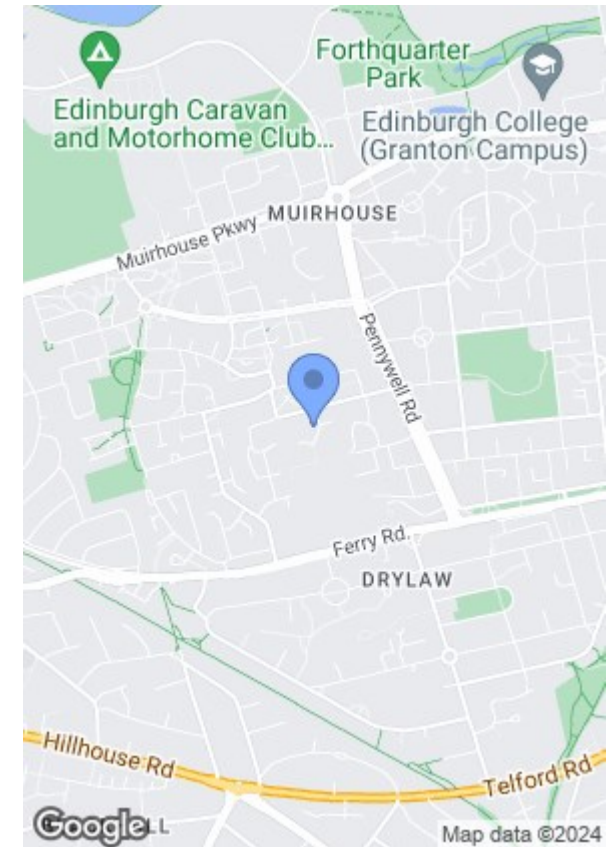
Bedroom 2
12'4 x 9' (3.76m x 2.74m)

Kitchen
10'1 x 6'7 (3.07m x 2.01m)

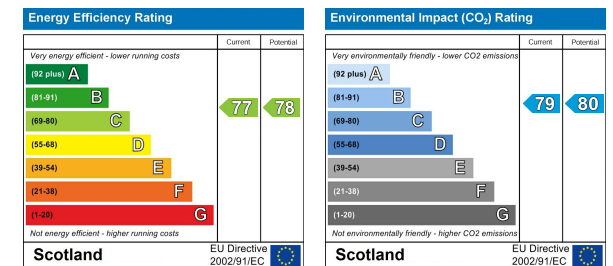
Bathroom
7'11 x 5'3 (2.41m x 1.60m)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.