



13B MUIRHOUSE BANK Edinburgh, EH4 4QU

Ideal first home, or investment opportunity

Two-bedroom, ground floor flat



Attractive, two-bedroom, ground floor flat situated in the popular Muirhouse area of Edinburgh, close to local shops, schools and transport links. This flat is ideal for a first-time buyer or investment opportunity, with the furniture included if required, and would now benefit from some modernising. The accommodation consists of a communal entrance, hallway with excellent storage, a bright living/dining room, which overlooks the garden and a kitchen, with a range of fitted units, appliances, breakfast bar and cupboard. There are two double bedrooms, one has patio doors leading out to the private garden, and a family bathroom. The large, private garden grounds are particularly nice, wrapping around the property from the front driveway, to the side of the building. It is mainly laid to lawn and fenced, with a patio area and plenty of scope to make it your own. There is also a communal drying area to the rear of the building.



Communal entrance
Hallway, with storage
Living/dining room
Kitchen
Two double bedrooms
Bathroom
Double glazing
Gas central heating
Good storage
Private garden
Driveway
Communal drying area

Factored by Manor Estates - approx. £306.50 six monthly, including buildings insurance and maintenance of common areas









Muirhouse

Muirhouse is an established residential area convenient to excellent local amenities and within short driving distance of Morrisons supermarket and Craigleith Retail Park. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include access to the cycle path network, Ainslie Park Leisure Centre, Pure Gym, golf course, local parks and the promenade at nearby Silverknowes offering delightful walks along the Firth of Forth to Cramond Village. A frequent public transport service operates to many parts of the city.



Extras

All fitted floor coverings, curtains, light fittings, cooker, washing machine, fridge freezer are included in the sale (no warranties given). The furniture can be included if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

Α

Home Report Valuation

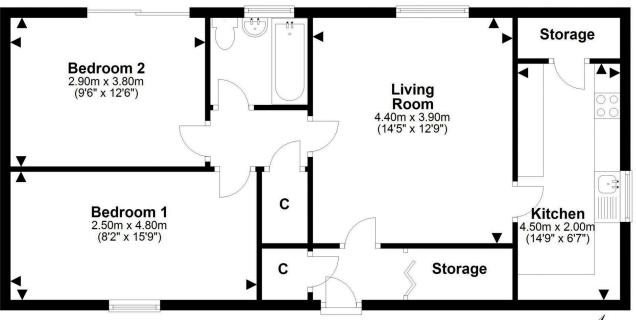
£150,000

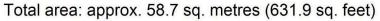
EPC Rating

D

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.





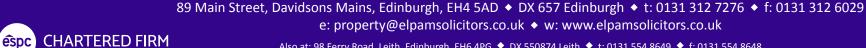




Estate Agency & Conveyancing ◆ Wills & Powers of Attorney ◆ Executry Estates Employement Law ◆ Commercial Leases ◆ Dispute Resolution & Litigation







Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ◆ DX 550874 Leith ◆ t: 0131 554 8649 ◆ f: 0131 554 8648



ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.