



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.



Key Features

- 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

A

Home Report Valuation

£150,000

EPC Rating

D

Tenure

Freehold





Total area: approx. 58.7 sq. metres (631.9 sq. feet)

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.



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