



Immaculate

Two bedroom, upper flat



Bright and attractive, two-bedroom, upper flat situated in a quiet residential development, in the popular Muirhouse area of Edinburgh, close to local amenities. The accommodation has been very nicely presented throughout, is in move-in condition and consists of a communal entrance stair, with secure entry system and a shared store cupboard, on ground level. On the first floor there is a private store cupboard, entrance hallway, with two cupboards and attic access, a good-sized living room, with a nice outlook to the Green, and a modern fitted kitchen, with a range of units and appliances. There is a double bedroom, with storage, a second bedroom, currently used as a dining room or would be an excellent home office, and a smart family bathroom. To the rear of the property there is a private garden, laid to lawn and plenty of on-street parking to the front. This is an ideal property for first time buyers or an investment opportunity.



Key Features

- Communal stair
- Hallway
- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private store
- Shared store
- Private rear garden
- On-street parking



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, blinds, light fittings, cooker, washing machine and fridge freezer are included in the sale (no warranties given). Some furniture is available if required.

Viewing

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

Council Tax Band

B

Home Report Valuation

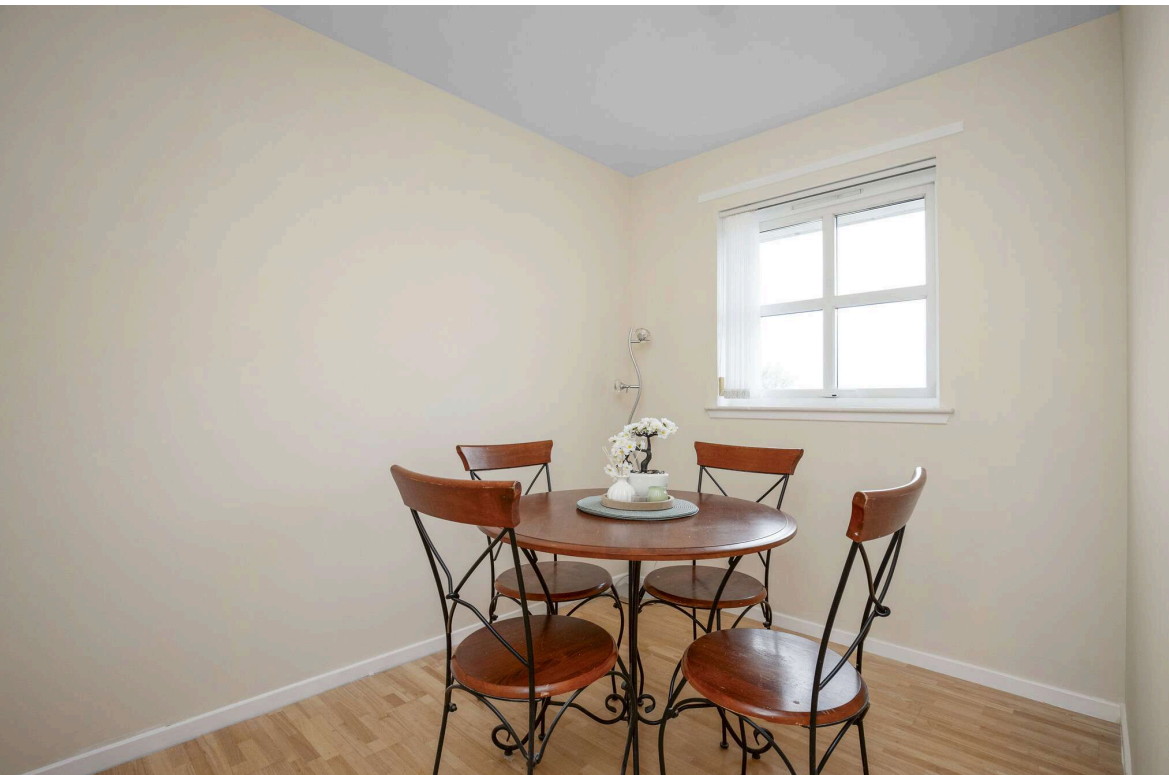
£150,000

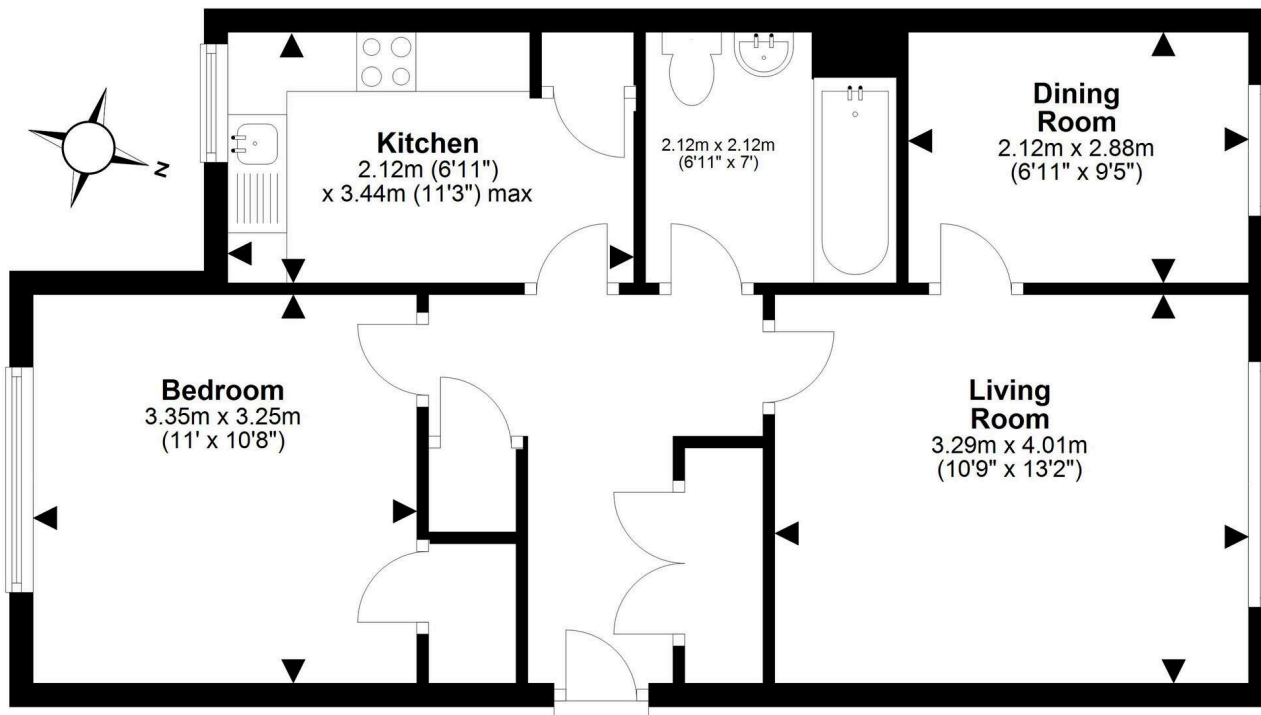
EPC Rating

C

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.



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