





## Attractive and offering excellent potential

### Three-bedroom, main door flat



This attractive three-bedroom, main door flat is situated in the popular Muirhouse area of Edinburgh. Close to a good range of amenities and has easy access into the city centre. The property is now in need of modernising, ideal for those looking to put their own stamp on a property. Its spacious rooms, private gardens to the front and rear and driveway make it an ideal family home. The accommodation consists of an entrance vestibule, hallway with storage and a lovely bright living room, with a fireplace, gas fire, a cupboard and a picture window overlooking the front garden. The kitchen has a range of fitted units, appliances (sold as seen) and access to the rear garden. There are three generous double bedrooms, one with built-in wardrobes, and a family shower room, with a walk-in shower and wet walling. To the front of the property there is a driveway, with space for several cars and a garden with borders, lovely shrubs, a feature tree, as well as a bin store. To the rear there is an enclosed garden, edged with hedging and fencing, an area of lawn, mature shrubs and planted borders. There is a shed that will be removed before settlement, unless the buyer would like it left.



### Key Features

- Vestibule and hallway
- Living room
- Kitchen
- Three double bedrooms
- Shower room
- Good storage
- Gas central heating
- Double glazing
- Front and rear gardens
- Driveway





## 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 and fridge freezer are included in the sale, all sold as seen (no warranties given). The shed will be removed before settlement.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

B

## Home Report Valuation

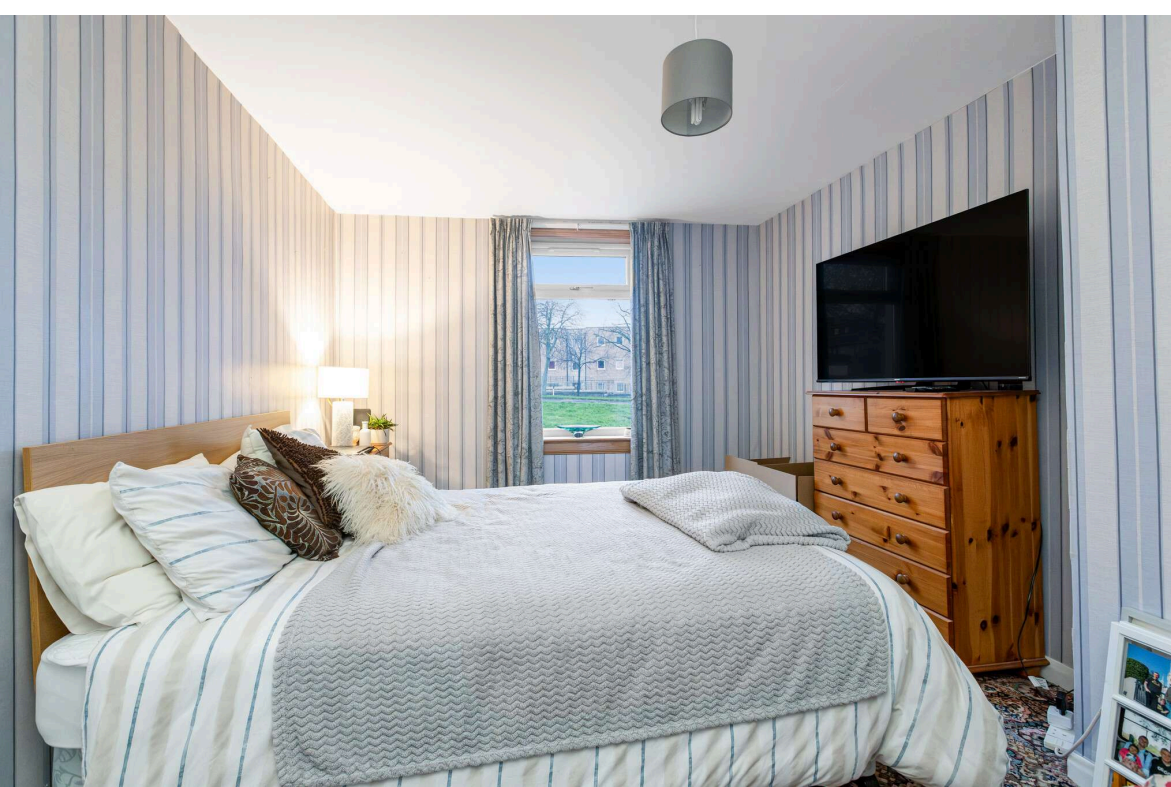
£180,000

## EPC Rating

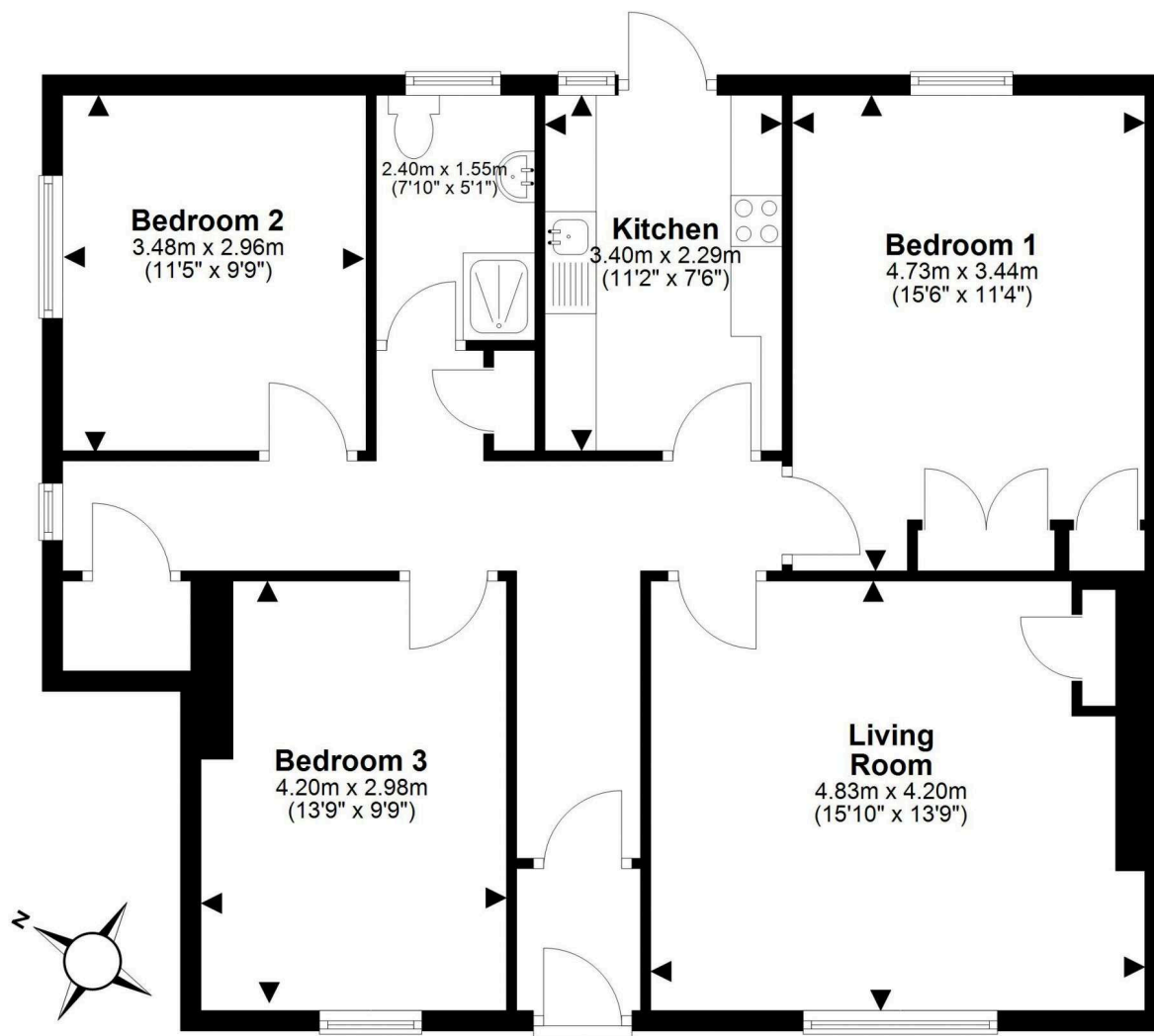
C

## 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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