



RALPH SAYER
SOLICITORS & ESTATE AGENTS

87/12 Pennywell Gardens

Muirhouse, Edinburgh, EH4 4TE

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Set in a popular city location in Muirhouse, less than 20 minutes from the city centre, this two-bedroom third-floor flat is sure to appeal to a wide range of buyers, including couples, first-time buyers, rental investors, and young families. The home comprises two south-facing double bedrooms, a sunny double-aspect living/dining room, a modern kitchen with a wrap-around balcony and a shower room with a vanity storage, as well as excellent storage throughout. Outside, the development benefits from shared gardens. Additionally, the property lies close to shops, scenic outdoor space, schools and transport links.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Please note, It is understood that this property is unlikely to meet the criteria for mainstream lenders and therefore it would only be suitable for cash purchasers.

Property Summary

- Third-floor flat in Muirhouse
- Part of a modern development
- Communal stairwell and secure shared entry
- Entrance hall with storage
- Sunny dual-aspect living/dining room
- Well-appointed balconied kitchen
- Sun-filled main bedroom
- Versatile second bedroom
- Three-piece shower room
- Communal gardens
- Gas central heating
- Double-glazing throughout
- EPC Rating - C | Council Tax Band - A
- Home Report Value - £100,000







Sunny dual-aspect living/
dining room and a
well-appointed balconied
kitchen







Sun-filled main bedroom,
a versatile second bedroom
and a three-piece shower
room





Let us help you find your next
dream property!



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CHARTERED FIRM

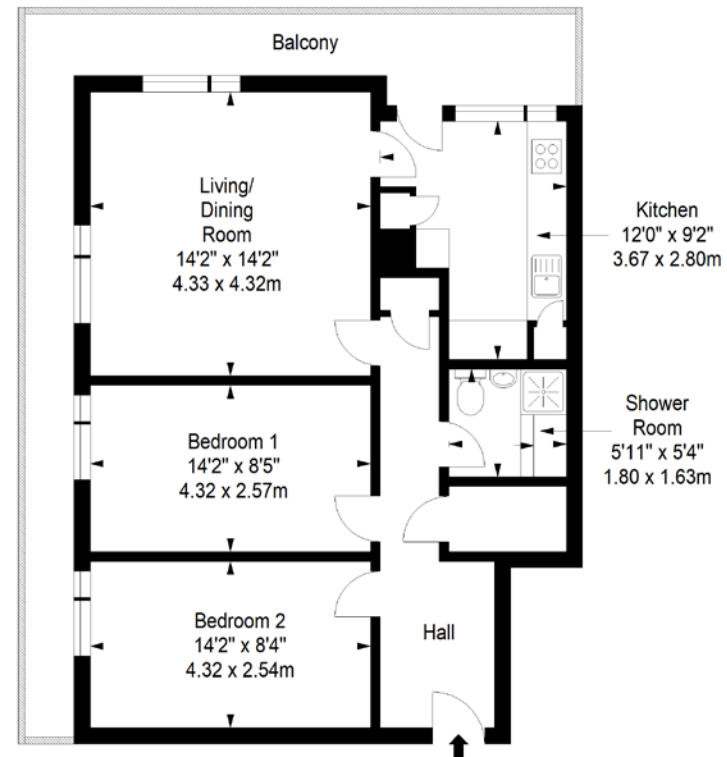
Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor
Approx. 66.9 sq. metres (720.1 sq. feet)



Total area: approx. 66.9 sq. metres (720.1 sq. feet)