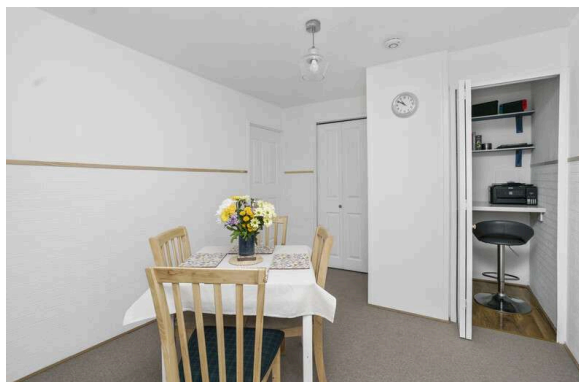
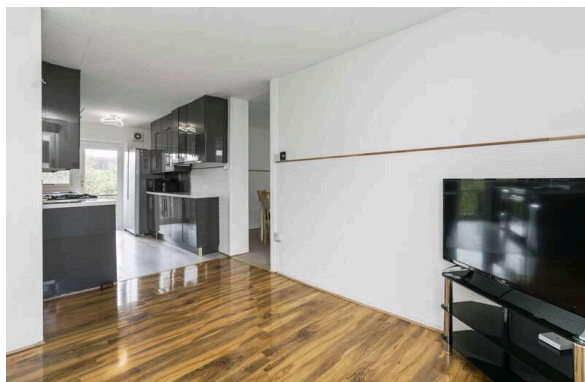




6G Muirhouse Place East
MUIRHOUSE | EDINBURGH | EH4 4PW


warners
solicitors & estate agents



6G Muirhouse Place East

MUIRHOUSE | EDINBURGH | EH4 4PW

Beautifully presented top floor apartment with views over to the bridges, occupying a quiet, tucked away position close to amenities and transport links. This lovely, bright, property is offered to the market in true walk-in condition and has a light and spacious interior enhanced by contemporary style fittings, bespoke storage options, and all modern comforts. The living space boasts open plan accommodation with modern fitted kitchen with balcony off and the inner hallway offers an ideal dining space. The bedrooms are all spacious doubles, one to the front and two to the rear, and a large cupboard/box-room off the dining hallway has been set up as an office. Completing the accommodation is the modern shower room with electric shower and vanity sink unit. The property benefits from gas central heating, double glazing and security entry system, and externally ample, unrestricted on street parking.

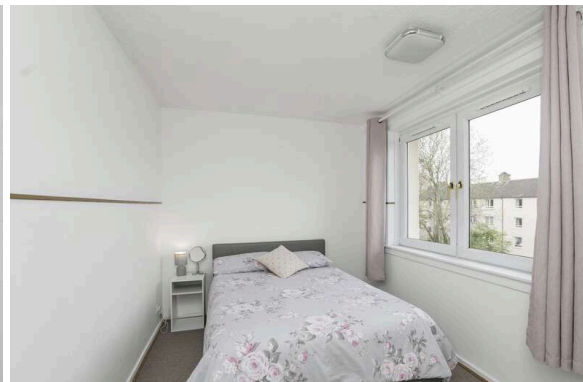
- Hallway with storage
- Bright, open plan living room/kitchen with balcony off kitchen and views over to the bridges
- Three double sized bedrooms
- Dining hallway with boxroom off
- Modern shower room
- Bespoke storage options
- Gas central heating & double glazing
- Security entry phone system
- Well kept communal garden
- Unrestricted on street parking

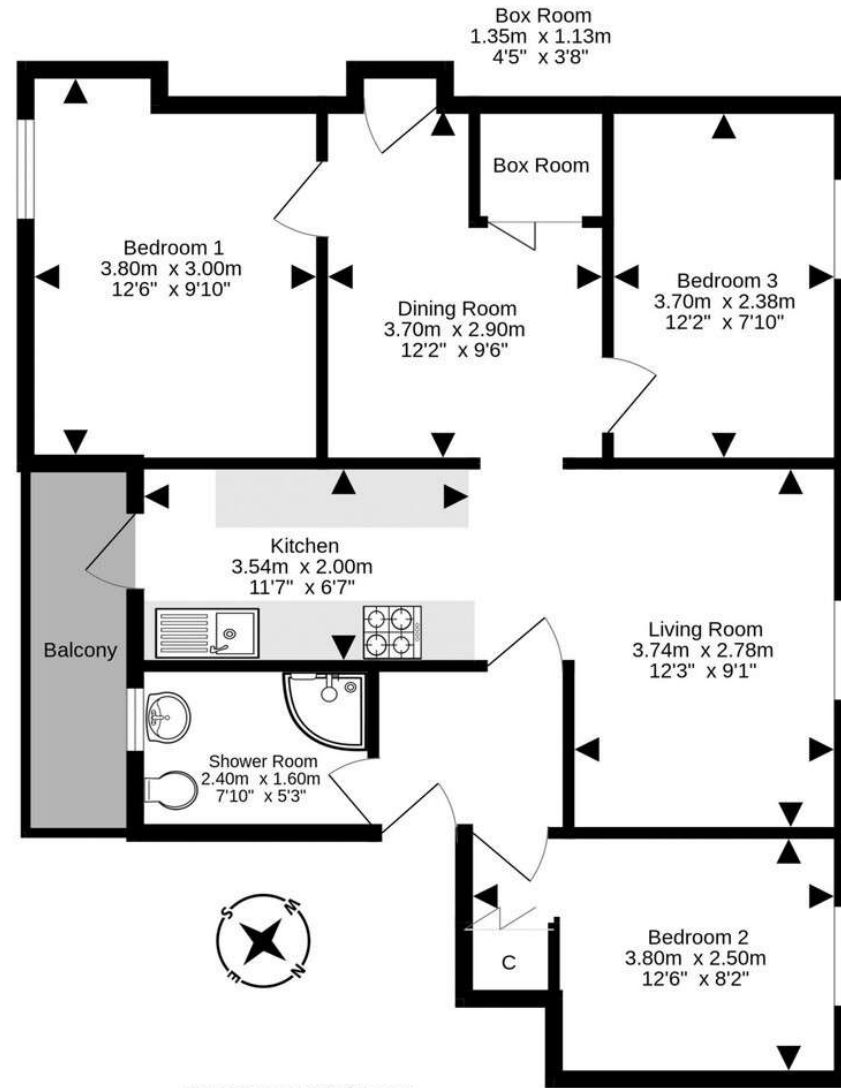
Included in the sale will be all kitchen appliances, blinds, curtains, sofa, bed bases and three TVs. The items are not warranted. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Muirhouse is a suburb to the north of Edinburgh close to Granton and Davidsons Mains. There are Morrisons' supermarkets at Granton and Ferry Road with other major retail outlets at Craigleith Retail Park. Recreational facilities in the area include Silverknowes and Bruntsfield golf courses, Ainslie Park Leisure Centre and a host of cycle networks and parks. Local schools are available at primary and secondary level and Telford College is close by. An excellent local bus service operates to the City Centre and surrounding area whilst there is easy access to the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport.





Total floor area 72m² Approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024