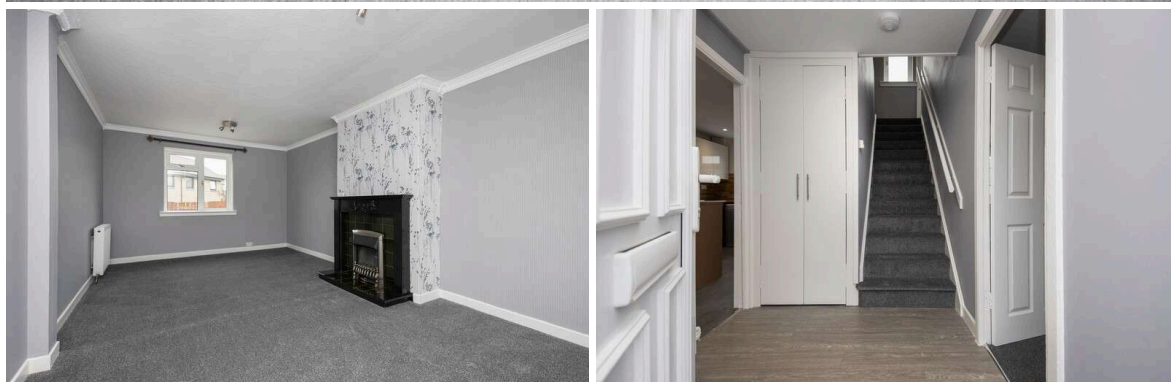




20 Muirhouse Green
MUIRHOUSE | EDINBURGH | EH4 4QY


warners
solicitors & estate agents



20 Muirhouse Green

MUIRHOUSE | EDINBURGH | EH4 4QY

Fully upgraded terraced home situated in a popular residential area making an ideal choice for a growing family. The property is conveniently located close to local amenities, transport links and schooling. The property offers bright and spacious living accommodation, a modern newly fitted kitchen/family room with integrated appliances, a contemporary bathroom, three double bedrooms, gas central heating and double glazing and externally, private front and rear gardens.

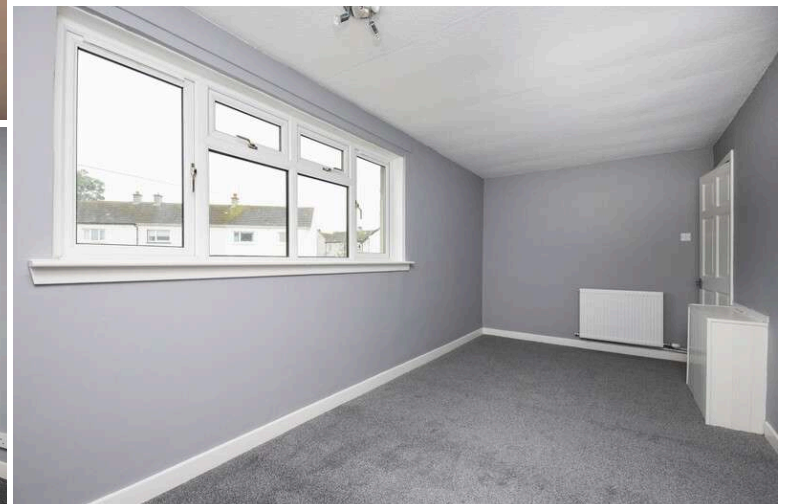
- Fully upgraded terraced villa in walk in condition
- Entrance hallway with storage
- Spacious living/dining room with feature fireplace and living flame gas fire
- Newly fitted kitchen/family room with integrated appliances
- Three double bedrooms
- Contemporary bathroom with mains shower over bath
- Newly fitted radiators throughout
- Fantastic storage options including partially floored attic space
- South facing front garden
- Enclosed rear garden

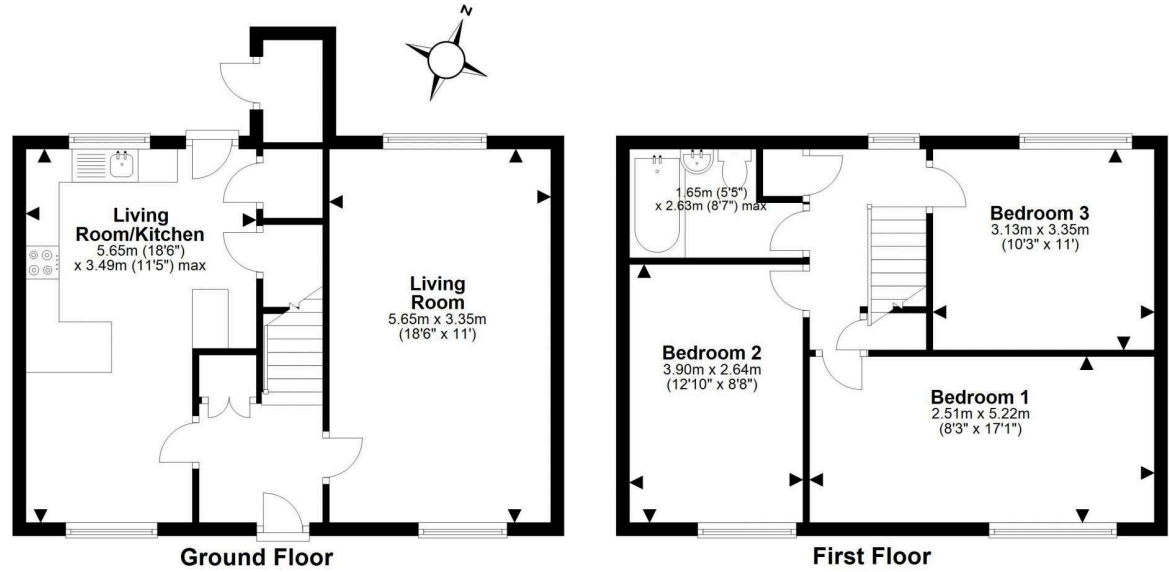
Extras: The property is to be sold as soon including, all light fittings, oven, hob, extractor hood, washing machine, dishwasher and fridge freezer will be included. EPC Rating Band C.

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.





For details of the total internal floor area, please refer to the Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.
 PlanUp 2024
 Plan produced using PlanUp.