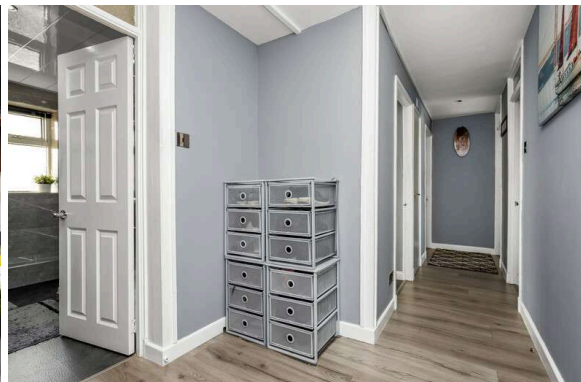




8E Muirhouse Place West  
MUIRHOUSE | EDINBURGH | EH4 4PY

  
warners  
solicitors & estate agents



## 8E Muirhouse Place West

MUIRHOUSE | EDINBURGH | EH4 4PY

Warners are delighted to present to market this spacious three bedroom second floor flat, located within the popular Drylaw area of Edinburgh, close to super amenities and transport links. This most attractive property offers exceptionally light, modern, spacious and well-planned accommodation and represents a super purchase for a couple, small family or as an investment opportunity. The dual aspect living room in particular is a lovely room, with large windows on two separate elevations which bring in an abundance of natural light and there is ample space for relaxing and dining furniture with a feature fireplace providing cosy focal point. The modern kitchen is both practical and well appointed, there is a good range of wall and base cabinetry, a glazed door gives direct access to a private balcony. The flat has three good sized bedrooms and the accommodation is completed by a contemporary fully tiled shower room boasting a waterfall style shower and stylish suite. Further benefits on offer include gas central heating, double glazing, an entry phone security system, communal gardens and unrestricted on street parking.

- Welcoming hallway with storage cupboard
- Dual aspect Living room/dining room with feature fireplace
- Contemporary well-equipped kitchen, glazed door gives direct access to private balcony
- Three good sized bedrooms (two benefit from integrated storage)
- Modern fully tiled Shower room
- Gas central heating
- Double glazing
- Entry phone security system
- Communal gardens
- Unrestricted on street parking

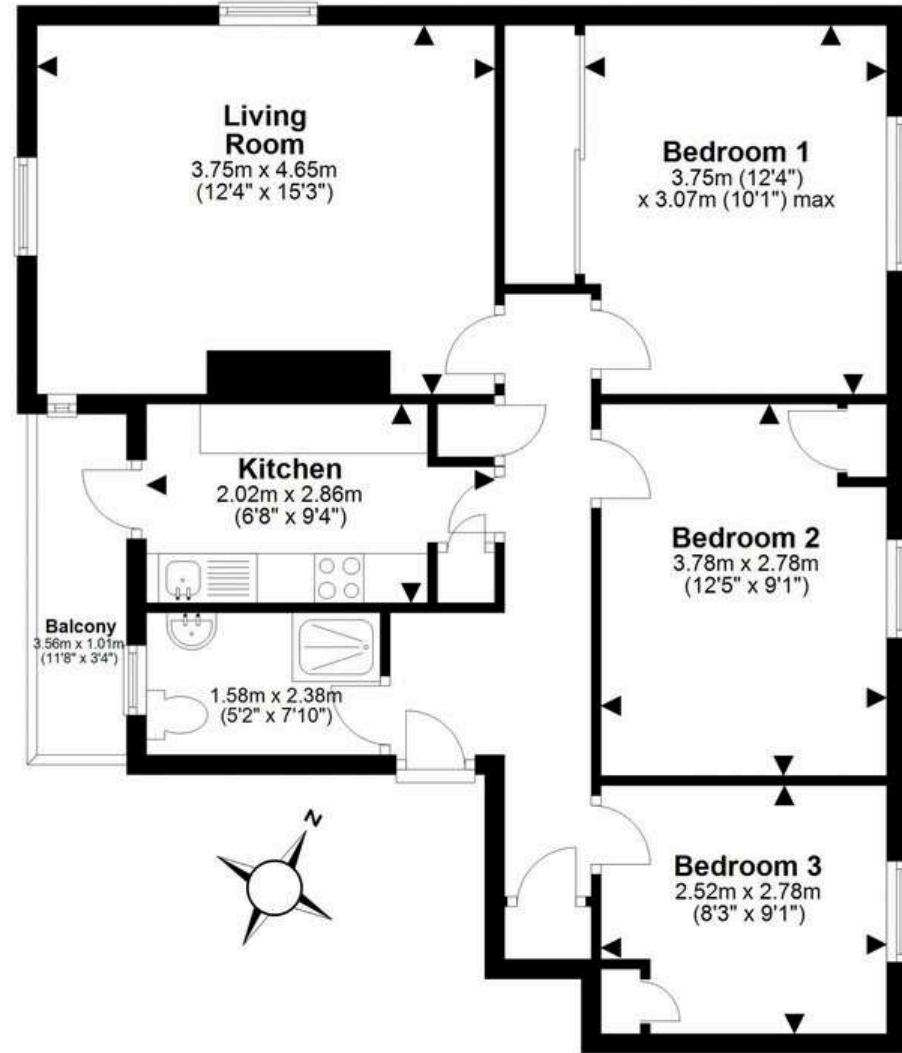
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated appliances including fridge freezer & washing machine will be included in the sale of the property along with all curtains and blinds and sofa set. EPC: B  
Factoring: Manor Estates: Approx. £485 P/Y.

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 Craighleith 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.