










Offers Over

£240,000

13 Craigroyston Grove

Muirhouse | Edinburgh | EH4 4GL

This immaculate, beautifully presented semi-detached villa with driveway and private gardens, situated within a quiet cul-de-sac setting, pleasantly placed to take advantage of local amenities, schooling and excellent transport links. The accommodation would ideally suit the young families and internal viewing is highly recommended to be fully appreciated.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private Gardens
- Downstairs WC
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation in brief comprises; welcoming entrance hall with useful WC located off, generously proportioned and bright reception room, stunning fitted kitchen/dining room with door providing direct access to the rear garden, light and airy principal bedroom, two further well proportioned bedrooms and modern family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the white goods in the kitchen.

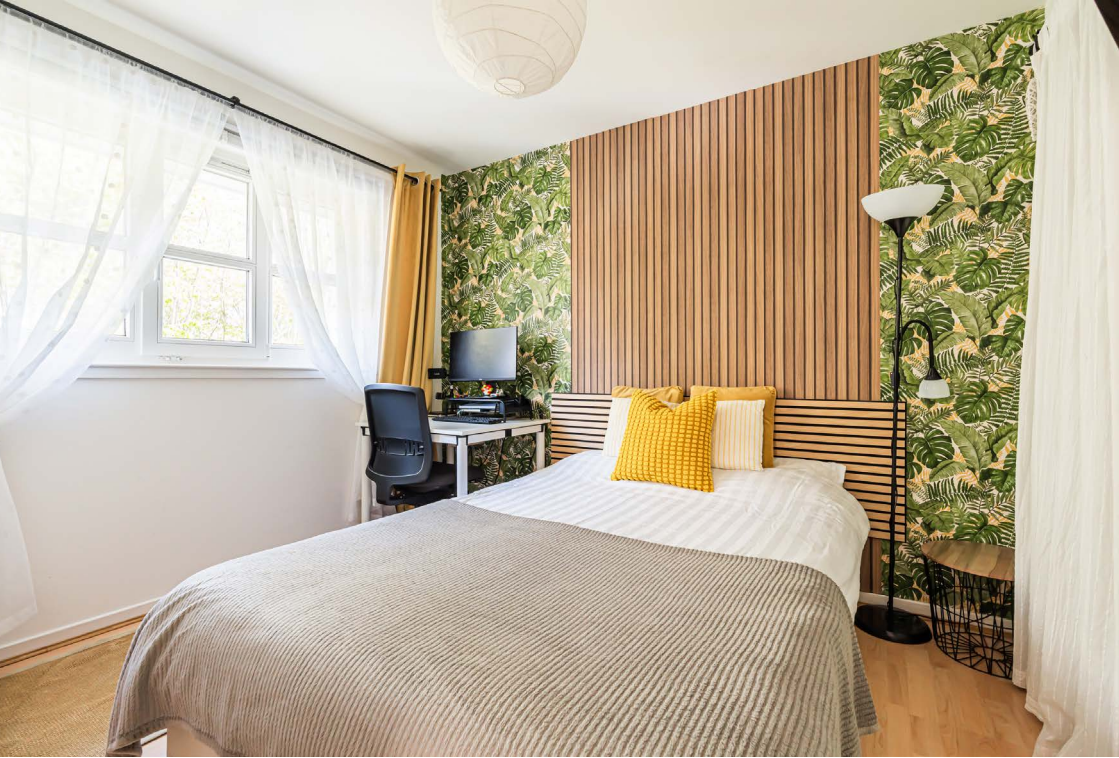
Gardens & Parking

To the front of the property lies a driveway providing off-street parking together with an area of garden ground. To the rear of the property, there is a secluded private garden which has been well maintained.

Viewing

By appointment through Neilsons on 0131 625 2222.





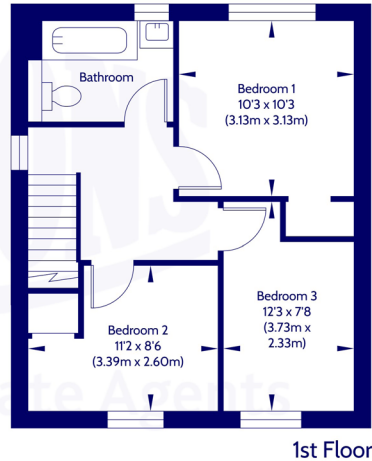
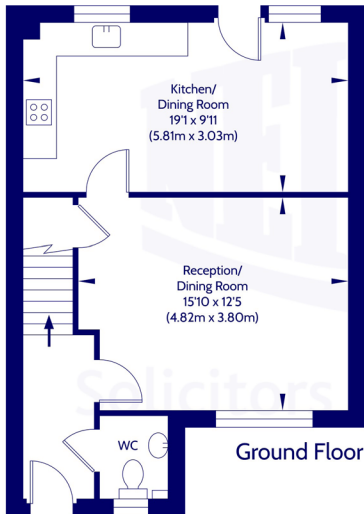
Location

Muirhouse is an established residential area north-west of the City Centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the City Centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at Granton and Ferry Road. Further shopping is available at nearby Craighleith Retail Park along with a Pure Gym. There are several local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre and Urban Village Gym & Spa is a short distance away. Two good golf courses are close by along with access to the vast cycle path network.





Approx. Gross Internal Floor Area 85 Sq M / 914 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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