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SOLICITORS & ESTATE AGENTS

37/14 Pennywell Gardens

Muirhouse, Edinburgh, EH4 4WJ

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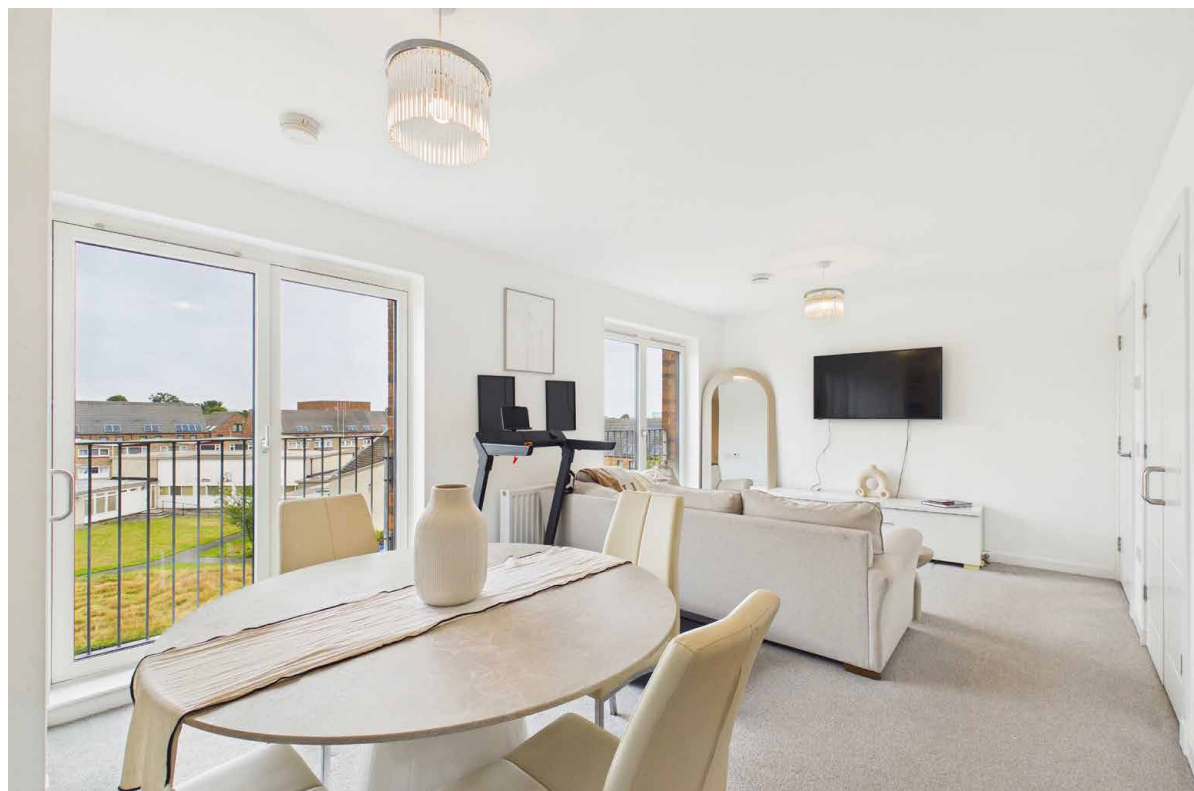
Welcome to a contemporary one-bedroom third-floor flat which offers bright and spacious interiors with a blank canvas of décor and quality finishings. This beautiful home further boasts a sociable open-plan reception area that is complete with an on-trend kitchen. Juliet balconies (here and in the double bedroom) ensure a light and airy ambience, taking full advantage of its elevated position. The home also benefits from excellent storage, as well as an attractive bathroom and private residents' parking. With a convenient location in popular Muirhouse, the property is sure to be in high demand.

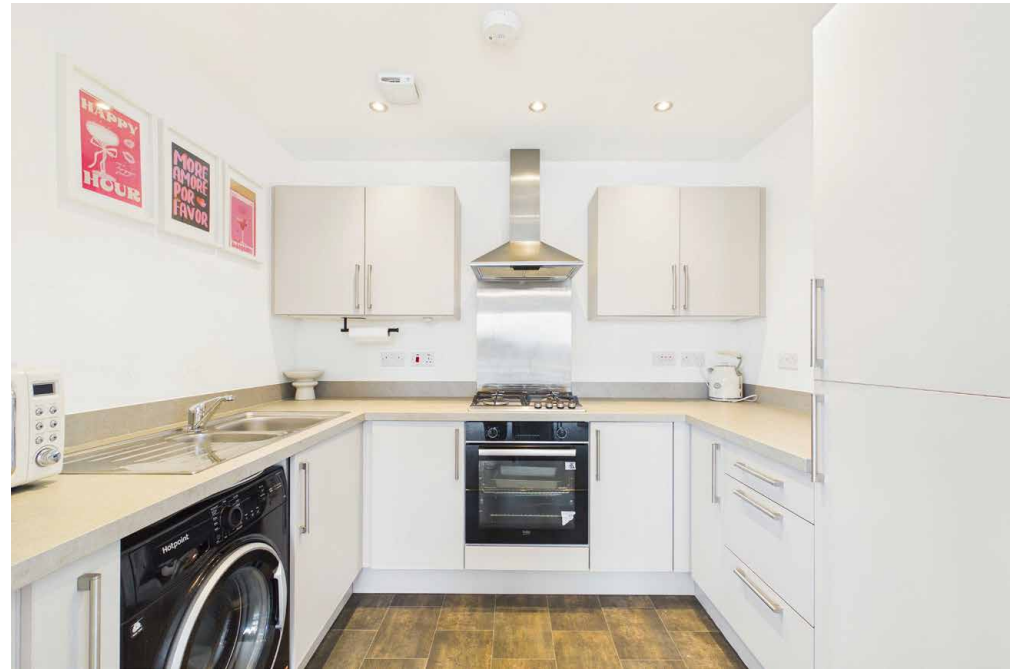
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and fridge/freezer), and a washing machine to be included in the sale.

Factor: The factor is managed by Hacking and Paterson at an approximate quarterly cost of £108, which includes management fee, ground maintenance, insurance, and stair cleaning.

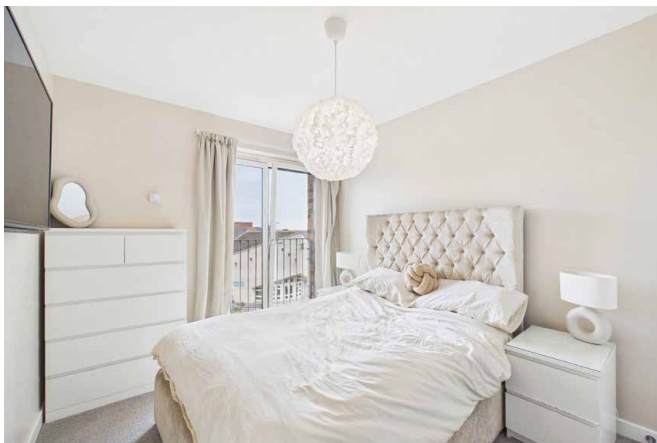
Property Summary

- A beautiful third-floor flat in move-in condition
- Part of a contemporary development in Muirhouse
- Welcoming hall with a cupboard and store
- Open-plan kitchen/living/dining room with:
 - Twin Juliet balconies
 - Generous built-in storage
 - Modern, well-appointed kitchen
- Double bedroom with wardrobe and Juliet balcony
- Three-piece bathroom with an over-bath shower
- Carefully maintained communal garden grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - B
- Home Report Value - £170,000





Open-plan kitchen/living/dining room and a double bedroom with wardrobe and Juliet balcony



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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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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.

