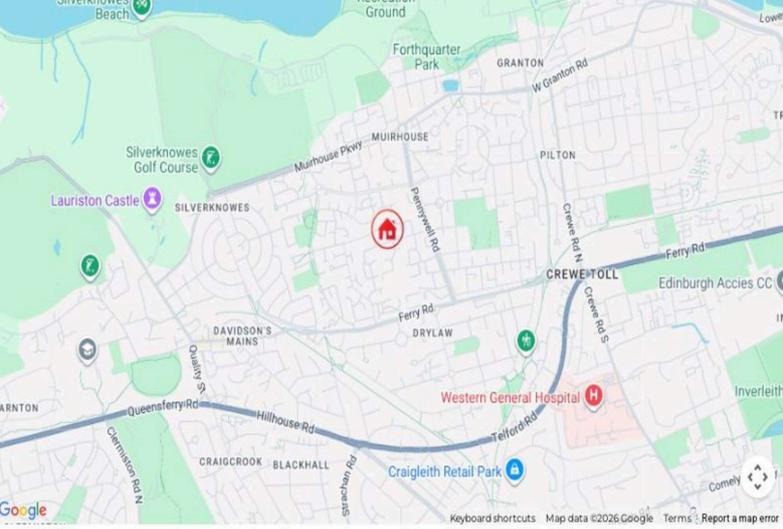




8F Muirhouse Place West
Edinburgh, EH4 4PY

- No Upper Chain
- Ideal For First Time Buyers & Investors
- Modernised internally Including Newly Fitted Kitchen and Gas Boiler
- EPC: TBC
- Council tax band: A





Ideal for first-time buyers and property investors, No. 8F presents an excellent opportunity to acquire a bright and spacious second-floor flat, finished in light, neutral tones throughout. Recently renovated, the property benefits from full internal redecoration, a newly fitted kitchen, and a new boiler, offering true walk-in condition for the new owner.

Situated within the popular residential area of Muirhouse, north-west of the city centre, the property is conveniently located close to excellent local amenities, reputable schools, and superb transport links. The generously proportioned accommodation comprises a welcoming entrance hallway with useful storage, a charming lounge/dining room, a newly fitted kitchen with direct access to a private balcony, two well-proportioned double bedrooms, and a bathroom.

Further benefits include double glazing, gas central heating, additional storage, a secure entry system, and access to a shared rear garden.

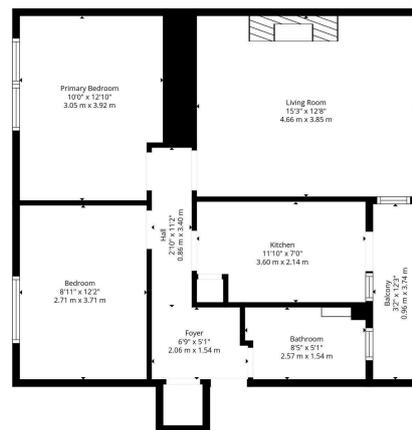
Agents Note:

Factor/Housing Association - Manor Estates

The Manor Estate HA quarterly bill is circa £317.34.
The Buildings Insurance is £150.00 per quarter..

Location:

Muirhouse Grove is situated just off the main Silverknowes Parkway opposite Silverknowes Golf Club and is set amidst an established residential area, well served by excellent amenities. There are some local shops and bakers within easy walking distance with a further selection of shops at nearby Davidson Mains which includes a Tesco Supermarket or on the main Ferry Road which has a parade of local retailers, a post office and a larger Morrisons Supermarket. The Craighleith Retail Park and Ocean Terminal are within easy reach by car or bus and offer a wider range of high street retailers including Marks and Spencers. There are good recreational facilities within the local area and many pleasant walks along the promenade at nearby Cramond. There are also good schools within the local catchment area at both primary and secondary levels. Good public transport services operate to and from the city centre and to surrounding areas.



Total: 664 sq. Ft. 62 m²
1st Floor: 668 sq. Ft. 62 m²
Excluded Areas: Balcony: 39 sq. Ft. 4 M², Undefined: 3 sq. Ft. 0 M², Walls: 58 sq. Ft. 5 m²
(Illustrative Figures Only. Measurements Are Deemed Highly Reliable But Are Approximate)

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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