

# 47 Muirhouse Avenue

MUIRHOUSE, EDINBURGH, EH4 4PZ



*Spacious end-terrace family home with private gardens, driveway, and excellent living space in a popular location*



0131 524 9797



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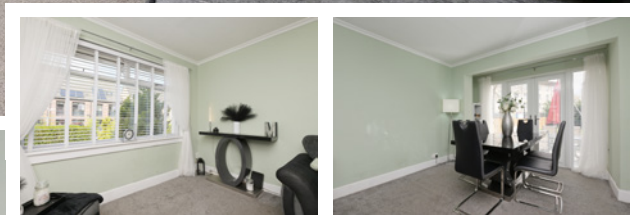


[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this attractive end-terrace house, set on a generous plot within a sought-after residential area and ideally suited to a growing family. The property is offered to the market in good condition throughout and benefits from well-proportioned accommodation, private gardens, and a driveway, all within easy reach of local amenities.

# THE LIVING ROOM



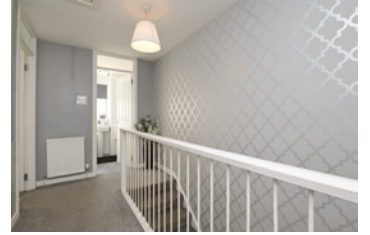
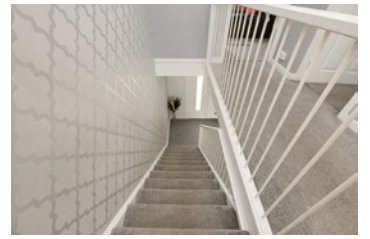
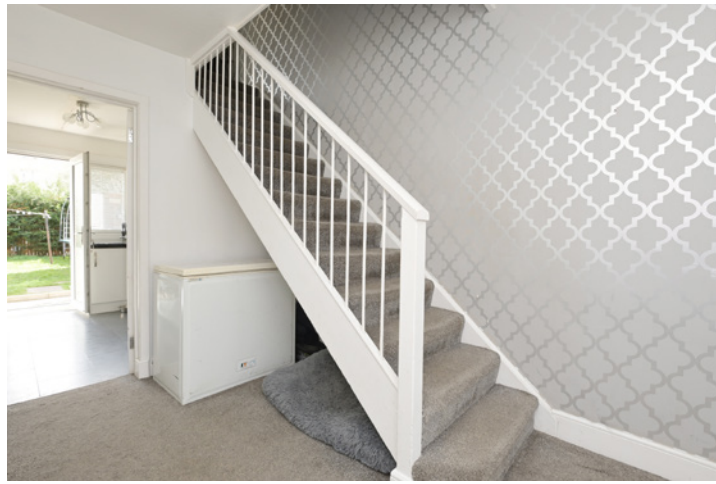
The accommodation is accessed via a wide and welcoming hallway, which provides useful storage and access to the upper level. The bright and spacious through living room enjoys dual-aspect windows, flooding the room with natural light and creating a comfortable and versatile living space. French doors open directly onto the rear garden, making it ideal for both relaxing and entertaining. The proportions on offer will give a new owner plenty of flexibility to create their ideal living and entertaining space.

# THE KITCHEN



The kitchen is fitted with a range of contemporary white gloss wall and base units, complemented by generous worktop space. There is a mixture of integrated and freestanding appliances.





On the upper floor, the principal bedroom is particularly well-proportioned and benefits from built-in wardrobes and French doors opening to a Juliet balcony. A further double bedroom to the rear also features fitted storage, while the third bedroom is a generous single, ideal as a child's room, home office, or guest bedroom. The family bathroom is fully tiled and comprises a white three-piece suite with an electric shower over the bath.

## THE BATHROOM



# BEDROOM 1



benefits from built-in wardrobes and French doors opening to a Juliet balcony



# BEDROOM 2



# BEDROOM 3



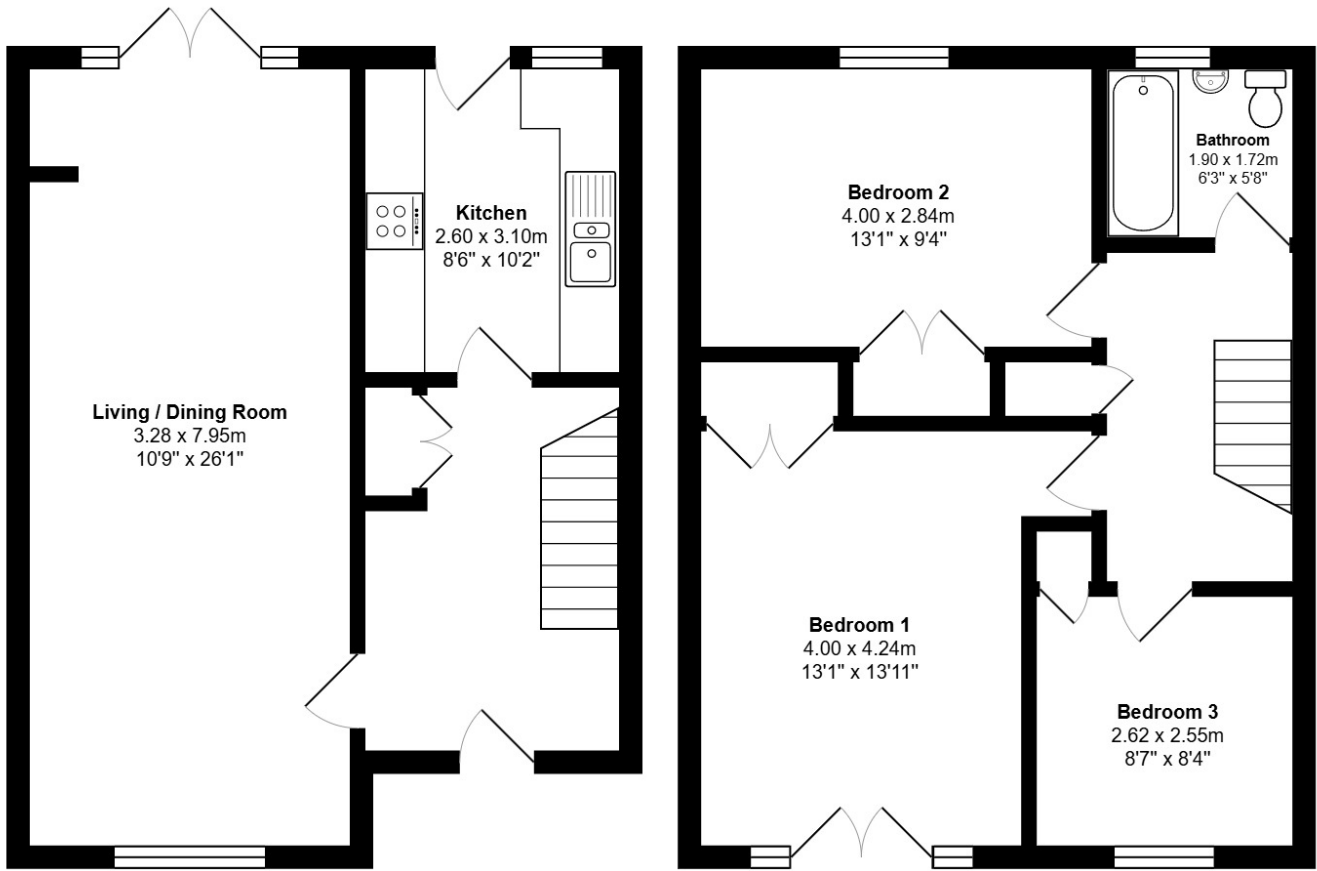
For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property enjoys a front garden along with a private driveway. The enclosed rear garden is mainly laid to lawn and includes a patio area, providing an excellent space for outdoor dining and family use.

# EXTERNALS

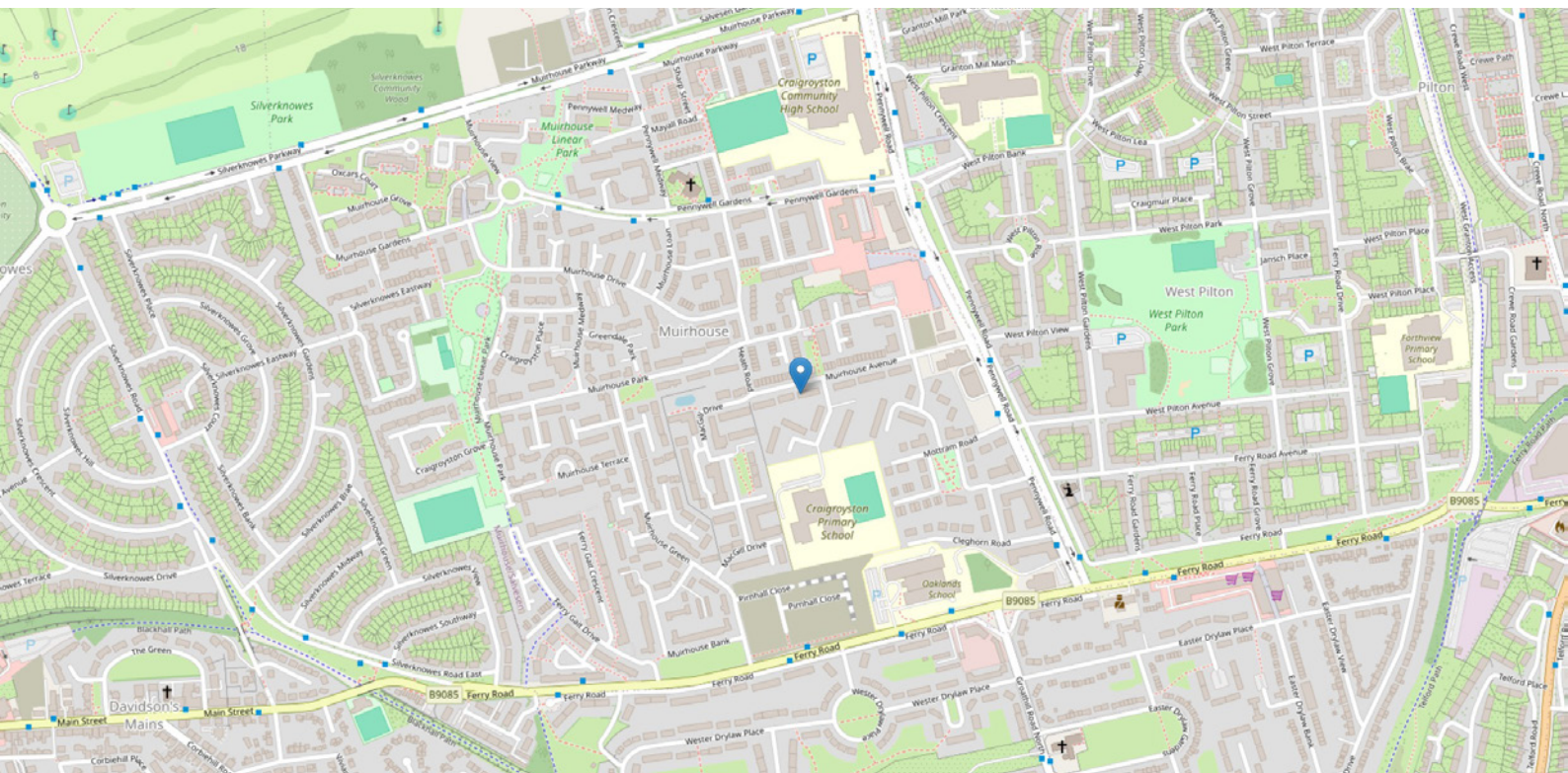


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated within the established residential district of Muirhouse, this property on Muirhouse Avenue offers a convenient and well-connected setting to the north-west of Edinburgh city centre. The area has undergone ongoing regeneration in recent years and provides a practical balance of local amenities, transport links and green space, making it an appealing choice for a range of buyers. Muirhouse benefits from regular public transport services, with frequent bus routes operating along nearby main roads, providing direct access to the city centre and surrounding districts in approximately 20–30 minutes. The location also offers straightforward access to major road networks, including routes connecting to the central belt and beyond, while Edinburgh Airport is easily reachable by car.





Residents are well served by a variety of everyday shopping options within the local area, including convenience stores and essential services. Larger supermarkets and more extensive retail and leisure offerings can be found a short distance away at nearby retail parks and shopping destinations. Additional amenities such as healthcare facilities, cafés and community services are also within easy reach.

The area provides a good range of recreational opportunities, with nearby parks and green spaces offering pleasant surroundings for walking and outdoor activities. The waterfront and coastal paths at Granton are close by, while further leisure facilities, including a local sports centre, cycle routes and golf courses, add to the area's appeal. The city's renowned botanic gardens are also easily accessible.

The property lies within the catchment for a range of local primary and secondary schooling, with further education facilities located nearby, making it a practical choice for families. Overall, Muirhouse Avenue presents a well-located residential address offering excellent connectivity, a variety of local amenities and access to schooling and outdoor leisure facilities, all within easy reach of Edinburgh city centre.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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