



Offers Over
£175,000

1/2 Sharp Street

Muirhouse | Edinburgh | EH4 4FP

An exceptionally appealing ground floor apartment with private patio areas, forming part of an attractive and well-maintained small-scale development in Edinburgh's Muirhouse area. Offering a successful blend of contemporary design and comfortable living, the property provides well-proportioned and flexible accommodation, making it an ideal purchase for a first-time buyer or an excellent rental investment. The location allows for easy access to the city centre and a wide range of local amenities.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation is entered via a welcoming hallway which benefits from an excellent amount of built-in storage. The heart of the home is the bright open-plan living space, incorporating lounge, dining and kitchen areas. The lounge and dining space enjoy an abundance of natural light and direct access to the patio via two sets of French doors, creating a seamless connection between indoor and outdoor living. The modern kitchen is fitted with a range of wall and base units and includes integrated appliances, offering both style and practicality. The principal bedroom is a spacious double room and features built-in wardrobes, direct access to the patio through a glazed door, and an en-suite shower room fitted with a white two-piece suite and a glass shower enclosure with electric shower. The second bedroom is also a well-proportioned double, benefiting from built-in wardrobe space and patio access. Completing the accommodation is a bathroom fitted with a crisp white three-piece suite, a mains shower over the bath, and tiling to splash areas.



A factoring arrangement is in place with Ross and Liddell for the maintenance of the communal areas, at an approximate cost of £95 per month.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by a variety of well-kept communal garden areas, including lawns and thoughtfully planted beds. There is ample residents' parking to the front of the building.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

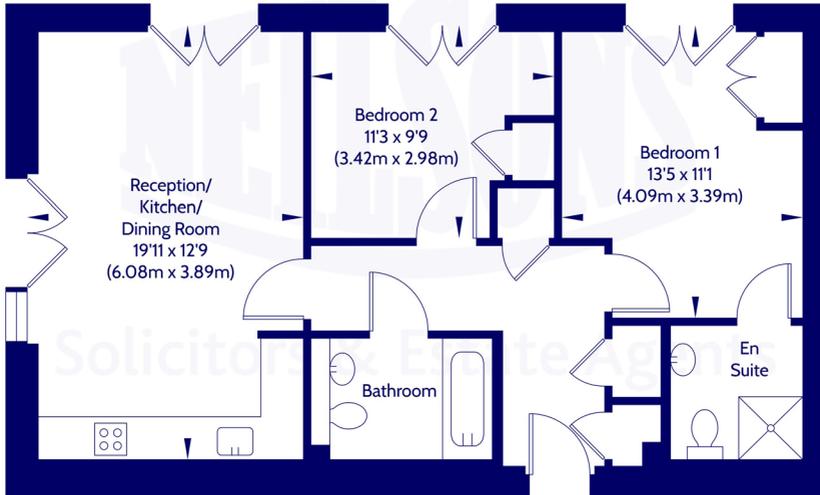
Muirhouse is an established residential area north-west of the City Centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the City Centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at 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 65 Sq M / 705 Sq Ft.

Ground Floor



All measurements are approximate. Not to scale. For identification only.
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- [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.



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