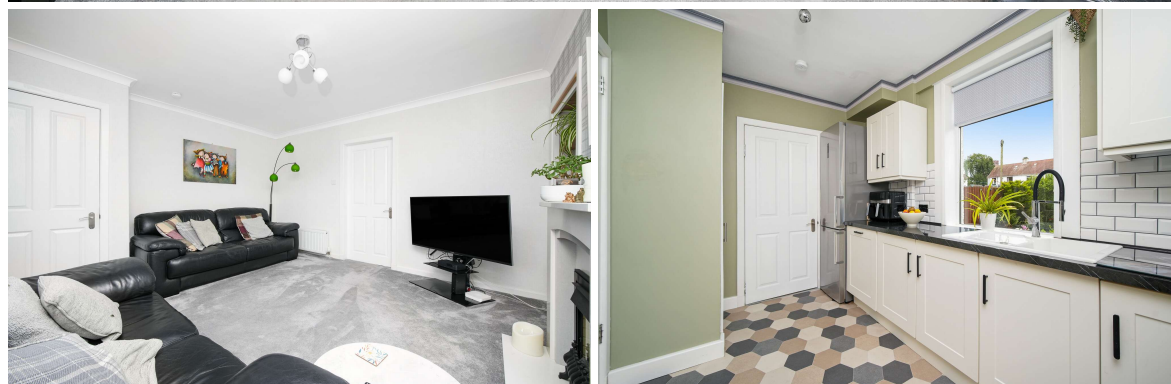




64 Salvesen Gardens
| EDINBURGH | EH4 5JR


warner's
solicitors & estate agents



64 Salvesen Gardens

EDINBURGH | EH4 5JR

Beautifully presented, three bedroom, mid terraced villa situated within a quiet residential street close to close to fantastic amenities, public transport and commuting links. This generously proportioned family home, arranged over three levels, offers flexible family accommodation and boasts a large west facing garden with decking, lawn and frog pond, and driveway to the front. Features include a bright living room with bespoke unit and marble fireplace with living flame gas fire, immaculate, modern fitted kitchen, utility room with wc off and direct access to an impressive rear deck providing an excellent space for al fresco dining, entertaining and relaxing, two well-proportioned bedrooms on the first floor, one with fitted wardrobes, and an inner hallway gives access to the double attic room, and a contemporary family bathroom with vanity sink unit and dual headed mains shower over bath completes the internal accommodation. Further benefits on offer are gas central heating, double glazing, and externally, there are front and rear gardens, driveway and on street parking

- Beautifully presented three-bedroom terraced villa
- Spacious accommodation over three levels
- Bright living room with feature fireplace
- Modern fitted kitchen
- Utility room with wc off and direct access to raised deck
- Three generous double bedrooms
- Contemporary bathroom with mains shower over bath
- Large west facing garden with decking, lawn and frog pond
- Gas central heating and double glazing
- Good storage options throughout
- Driveway

Council tax band C, EPC rating C

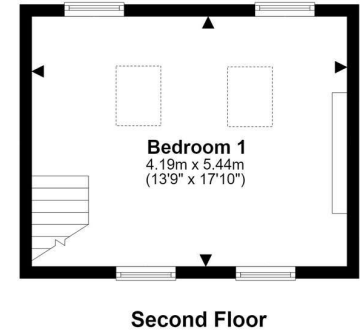
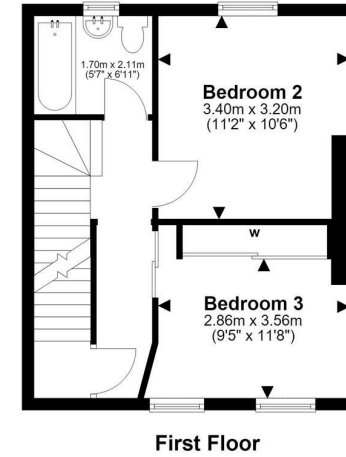
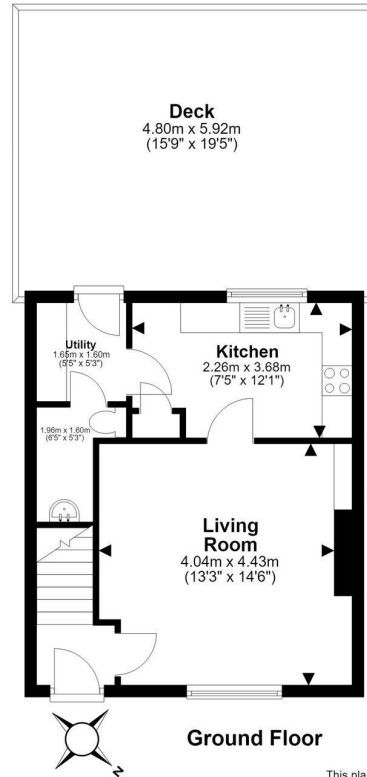
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras to be included in sale: All white goods (washing machine, tumble dryer, dishwasher, fridge and cooker) gas fireplace, curtains and blinds. All other furnishings are available by separate negotiation.

Muirhouse is a popular and established residential area lying north west of the city centre. In recent years the area has undergone an extensive redevelopment programme including the refurbishment of the older housing stock and the construction of new build houses and flats. The property is well positioned to take advantage of a good choice of shops in the area, with a modern Morrisons Superstore available nearby on Ferry Road. Leisure facilities are excellent and include the impressive Ainslie Leisure Centre and a number of playing fields. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.