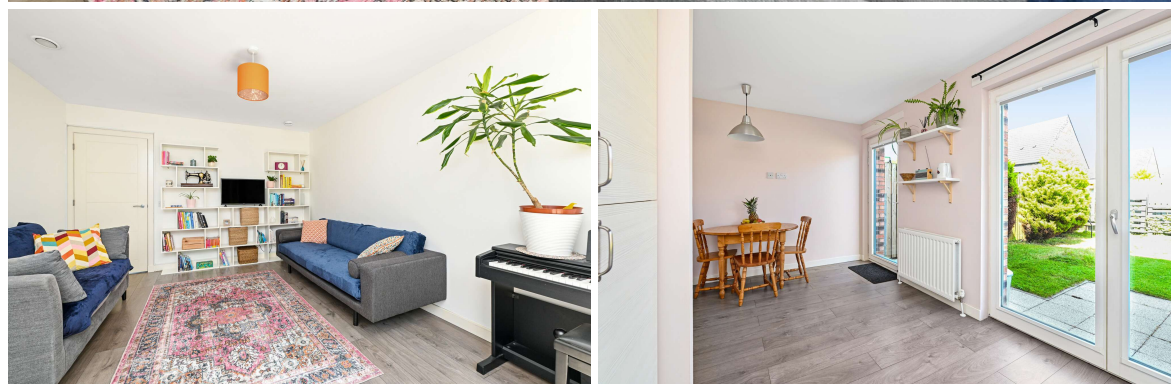




26 Cleghorn Road
MUIRHOUSE | EDINBURGH | EH4 4SZ



26 Cleghorn Road

MUIRHOUSE | EDINBURGH | EH4 4SZ

Light and airy, southerly facing three bedroom, end terraced villa, with large gardens and driveway, quietly located in a modern development, in the popular Muirhouse area, to the north-west of Edinburgh city centre. The property offers generous accommodation over two levels and comprises of an entrance hall, front facing living room, fitted dining kitchen giving direct access to the large enclosed rear garden, three flexible bedrooms - all with storage and the principal bedroom further boasts an en-suite shower room, a family bathroom, and a handy WC on the ground-floor. Further benefits include double glazing, gas central heating and fantastic storage options throughout including an attic. Externally, there is a generous enclosed rear garden with paved patio, lawn and large corner sun decking, front garden laid to lawn with mono-block driveway, and ample on street bay parking.

- Quietly situated and well presented end terraced villa
- Bright and airy accommodation
- Front facing living room
- Fitted dining kitchen with a range of integrated appliances and doors to enclosed rear garden
- Principal bedroom with fitted storage and en-suite shower room
- Further double and single/office/nursery, both with storage
- Gas central heating and double glazing
- Private front and large enclosed rear gardens
- Driveway and on street bay parking

Extras: All integrated kitchen appliances.

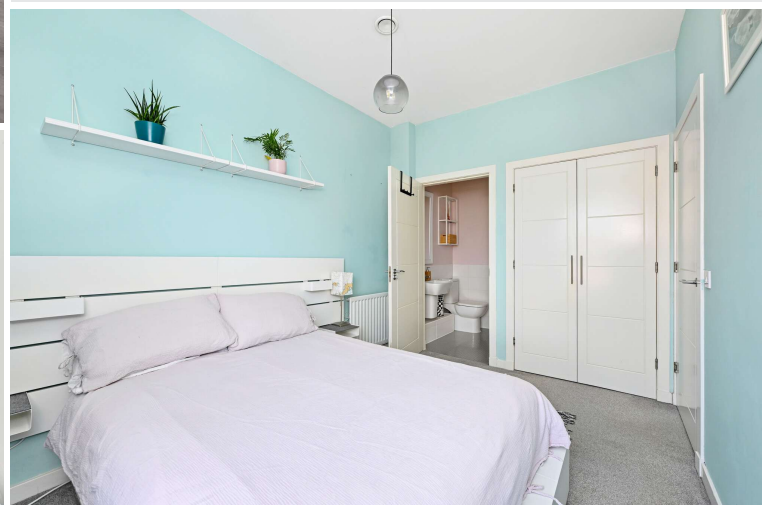
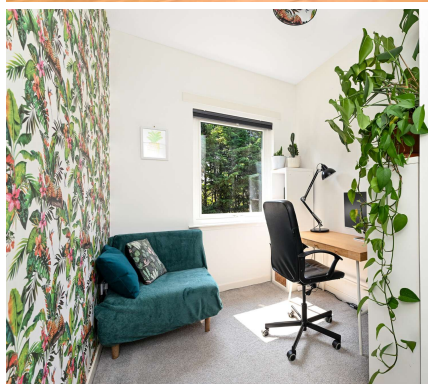
Council Tax Band: D | Energy Rating: C

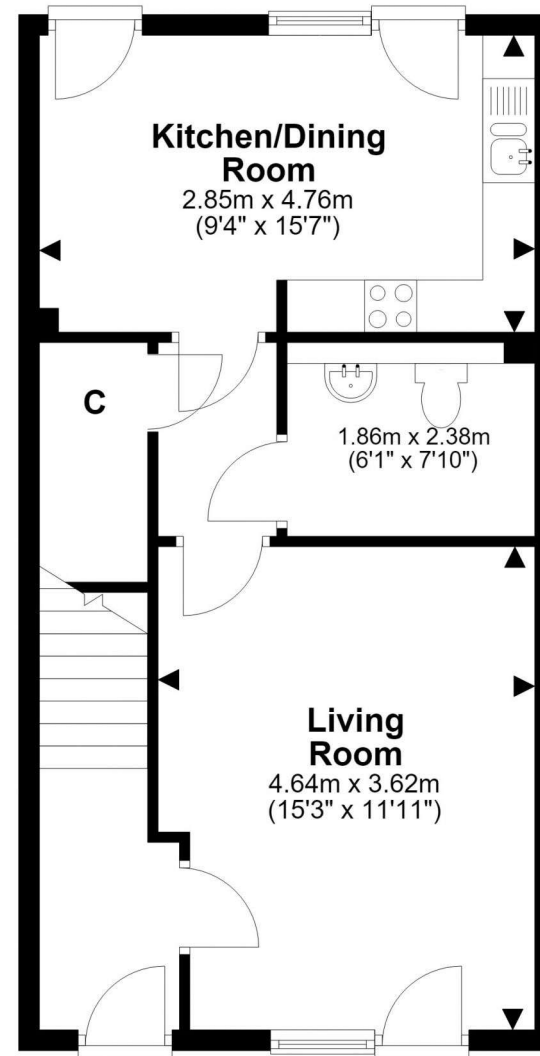
The property is factored by RMG Scotland at a cost of approximately £50 per quarter, which covers general maintenance & upkeep of the estate

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

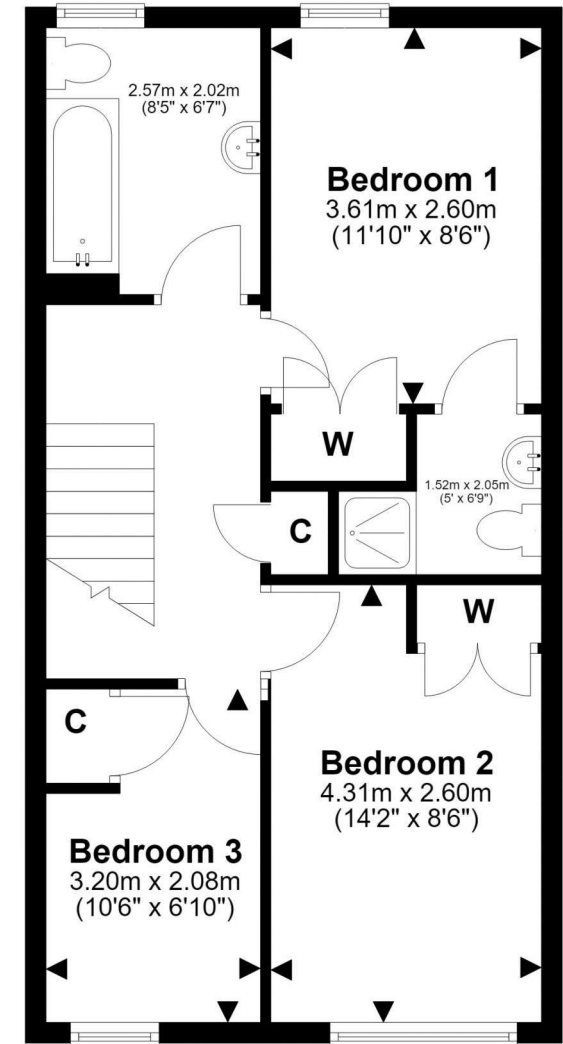


Muirhouse is a suburb to the north of Edinburgh close to Granton and Davidsons Mains. There are Morrisons' supermarkets at Granton and Ferry Road with other major retail outlets at Craigleith Retail Park. Recreational facilities in the area include Silverknowes and Bruntsfield golf courses, Ainslie Park Leisure Centre and a host of cycle networks and parks. Local schools are available at primary and secondary level and Telford College is close by. An excellent local bus service operates to the City Centre and surrounding area whilst there is easy access to the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport.





Ground Floor



First Floor



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.