

COULTERS ©

FLAT 14, 7 MUIRHOUSE CRESCENT

MUIRHOUSE, EDINBURGH, EH4 4QF

1 BED | 1 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Situated in the popular residential area of Muirhouse, this bright, modern and freshly decorated third floor flat offers an excellent opportunity for first-time buyers, professionals or investors. Conveniently positioned close to a wide range of local amenities and regular bus services, the property also benefits from unrestricted on-street parking, double glazing and gas central heating. The accommodation comprises a welcoming entrance hall with a useful separate storage cupboard, leading to a bright and spacious living/dining room, where two large windows flood the room with natural light, creating an inviting space for both relaxing and entertaining.

KEY FEATURES

- Bright, modern and freshly decorated third floor flat.
- Double bedroom with built in wardrobes.
- Communal grounds mainly laid to lawn.
- Unresticted parking.
- Located in the popular residential area of Muirhouse.
- Close to local amenities and regular bus connections.
- EPC Rating - B
- Council Tax Band - B







The stylish fitted kitchen is fitted with an excellent range of wall and base mounted cabinetry and is equipped with a gas hob, electric oven and fridge/freezer. A practical utility cupboard houses the washing machine and provides useful space for laundry drying. The bright double bedroom is generously proportioned and benefits from fitted wardrobes, offering excellent storage. The bathroom is fitted with a bath with a shower over, WC and wash hand basin.

Externally, the development is set within well-maintained communal grounds, predominantly laid to lawn, providing attractive outdoor surroundings for residents to enjoy.

NOTE: Whilst the property is now empty, we have included some of the owner's photos to illustrate how the property could be furnished.



THE LOCAL AREA

Muirhouse is an established residential area north-west of the city centre. It offers an array of affordable housing and due to it's proximity to the city centre(4.5miles) with easy access to the A90 and the city bypass, is an ideal choice for first time buyers and investors. Edinburgh College is based nearby. There are excellent local amenities, including banks, post office, library and health centre. A Morrison store can be found on West Granton Road. Further shopping can be found at nearby Craigleith Retail Park. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. There are two good golf courses close by. It has good transport links and an excellent local bus service operates to the city centre or west to the business parks at South Gyle, Royal Bank of Scotland Headquarters and Edinburgh International airport.

EXTRAS

All fitted flooring, light fittings and integrated kitchen appliances will be included in the sale.

The factors are Hacking and Paterson and the quarterly factoring fee is £138.

HOME REPORT VALUATION: £170,000

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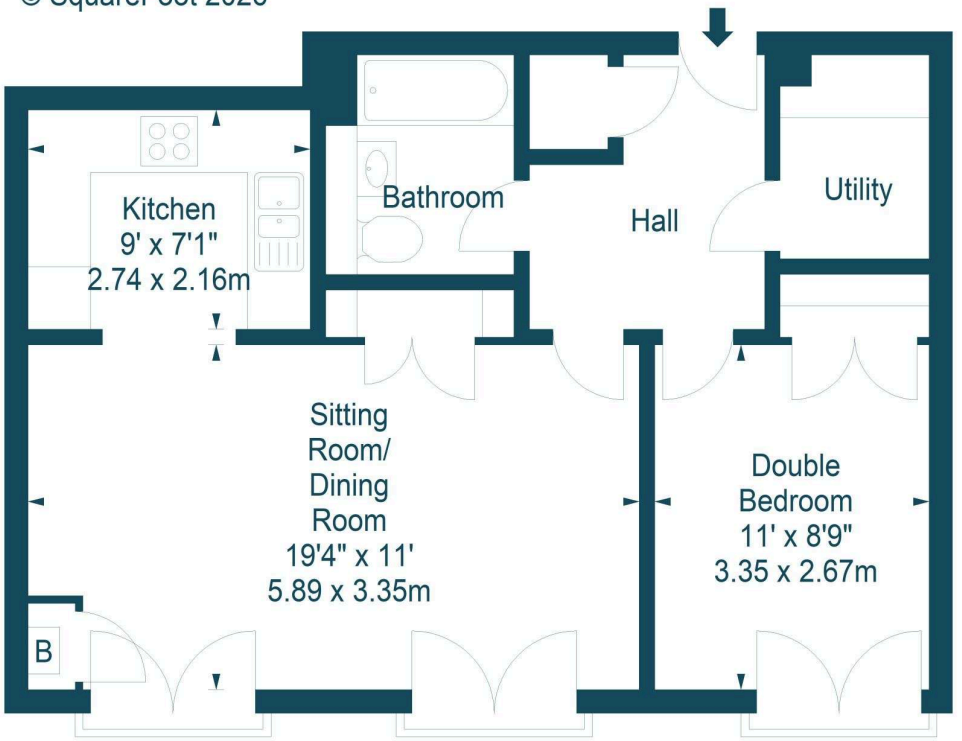
0131 603 7333

enquiries@coultersproperty.co.uk

Muirhouse Crescent,
Edinburgh,
Midlothian, EH4 4QF

SquareFoot

Approx. Gross Internal Area
566 Sq Ft - 52.58 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.