



25/15 Muirhouse Parkway  
MUIRHOUSE | EDINBURGH | EH4 5JG



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Warners are delighted to present to the market this beautifully maintained and generously proportioned apartment, forming part of an attractive small-scale development located in Edinburgh's popular Muirhouse area. Enjoying outstanding open views across the Firth of Forth towards Fife, this superb home offers stylish, well-balanced accommodation with excellent storage throughout and will appeal to first-time buyers, professionals and investors alike.

A welcoming entrance hallway provides excellent built-in storage and sets the tone for the accommodation that follows. The impressive open-plan living room and contemporary kitchen create a sociable and versatile living space, flooded with natural light and further enhanced by a Juliet balcony, ideal for enjoying the far-reaching outlook. The kitchen is fitted with modern units and integrated appliances, offering both style and practicality.

The principal bedroom is a spacious double, benefitting from built-in storage and a modern en-suite shower room. A second well-proportioned double bedroom also with built-in storage offers flexible use for guests or home working, while the principal bathroom is finished with a stylish three-piece suite, shower over bath.

Further benefits include gas central heating, double glazing, a communal rear garden, secure bike storage and unallocated off-street parking within the development. The property is well placed for a wide range of local amenities, efficient bus services and swift access to main commuting routes, making this an excellent opportunity to acquire a high-quality home in a convenient and well-connected location.

- Stunning open views across the Firth of Forth towards Fife
- Attractive small-scale development in Edinburgh's Muirhouse area
- Welcoming entrance hallway with two storage cupboards
- Bright open-plan living room / contemporary kitchen with Juliet balcony
- Principal double bedroom with walk-in cupboard and en-suite shower room
- Second double bedroom with integrated storage
- Principal bathroom with modern three-piece suite, shower over bath
- Gas central heating and double glazing
- Communal rear garden and secure bike store
- Unallocated off-street parking
- Well-maintained, factored development

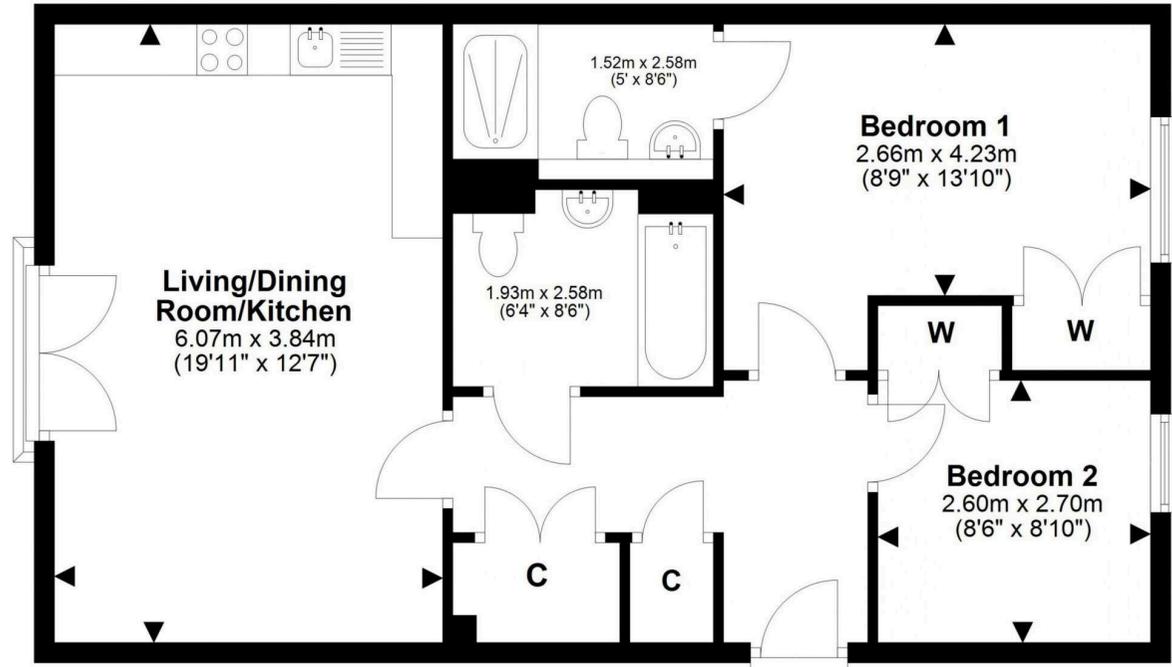
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all blinds and curtains. EPC: B. CT: C. Factoring: Ross & Liddell Appro. £90 P/M.

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 Craighleith 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.





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.