










Offers Over
£195,000

3/11 Sharp Street

Muirhouse | Edinburgh | EH4 4FP

An exceptionally appealing second floor apartment with private balcony, forming part of an attractive small-scale development located in Edinburgh's Muirhouse area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Residents parking
-  Private balcony
-  EPC rating – B
-  Council tax band - C



Description

An ideal starter home or rental investment, the property has the perfect blend of homely charm and contemporary style and offers well-proportioned and flexible living within easy commuting distance of the city centre.

The accommodation is accessed via secure entry and briefly comprises: entrance hallway with superb built-in storage, spacious dual facing reception/dining room which is flooded with light thanks to two near floor to ceiling windows and doors opening out to a substantial south facing balcony with a delightful open outlook, open plan to a well equipped modern kitchen which as been fitted with a selection of white base and wall mounted units, complete with coordinated worktops and a variety of built-in appliances, good sized principal bedroom with fitted wardrobes and attractive en-suite shower room, second double bedroom also with storage, and main family bathroom with stylish three piece white suite, tiling to splash areas, over-bath shower and splash screen.



Extras

All floor coverings, fixed shelving, curtain poles, blinds and integrated appliances will be included. The free standing washer/dryer will also be included.

Gardens, Parking and Factor

There are a variety of well-kept communal gardens scattered throughout the development, including areas of lawn and well stocked planted beds. Ample residents parking is located to the front of the building. A factoring agreement is in place with Ross and Liddell for the upkeep of the communal areas. This is currently approximately £78 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

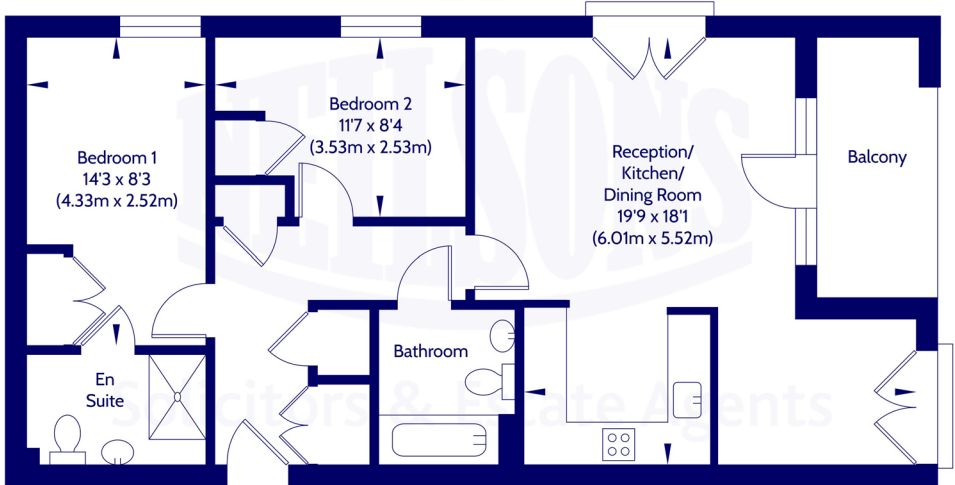
Muirhouse is an established residential area north-west of the City Centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the City Centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at 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 69 Sq M / 738 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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