

6 Heath Road, Muirhouse, Edinburgh, EH4 4UX



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Description

A rare opportunity has arisen to acquire a particularly appealing three bed end terraced villa commanding an enviable setting within a contemporary modern development well placed for a good range of amenities and within easy reach of the City Centre. The property provides comfortable and well planned living space over two floors and comes with the added benefit of an enclosed rear garden and off street parking.

- Entrance hallway
- Living room
- Multifunctional hallway space that can be used as an office
- Well appointed kitchen/dining with patio doors to rear garden
- Downstairs shower room
- Two double bedrooms, both with fitted wardrobes
- Bedroom 3 with fitted wardrobe
- Bathroom comprising a white three piece suite with shower over-bath
- Gas central heating and double glazing
- Floored attic with ramsay ladder
- Enclosed rear garden
- Double driveway

Extras

The double oven, induction hob, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £120 per annum plus £100 float. This includes maintenance of communal areas.

EPC Rating: B

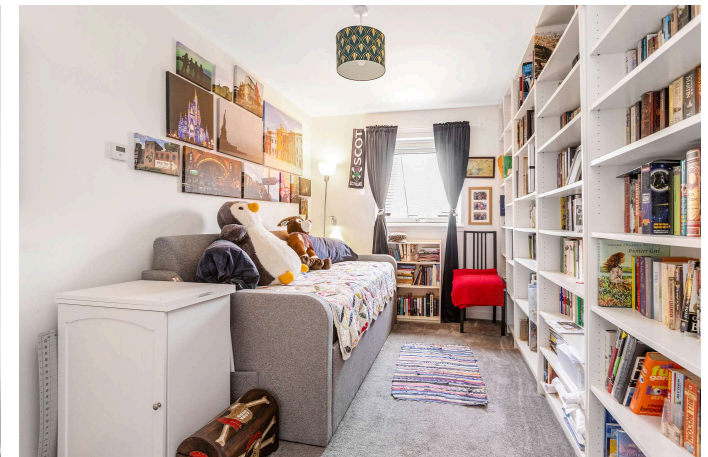


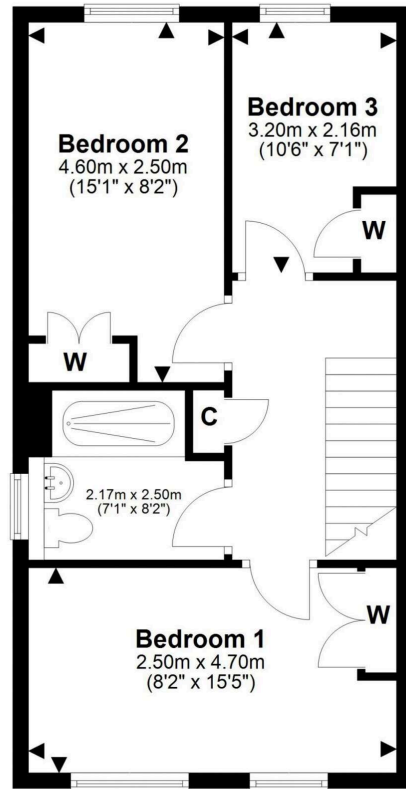
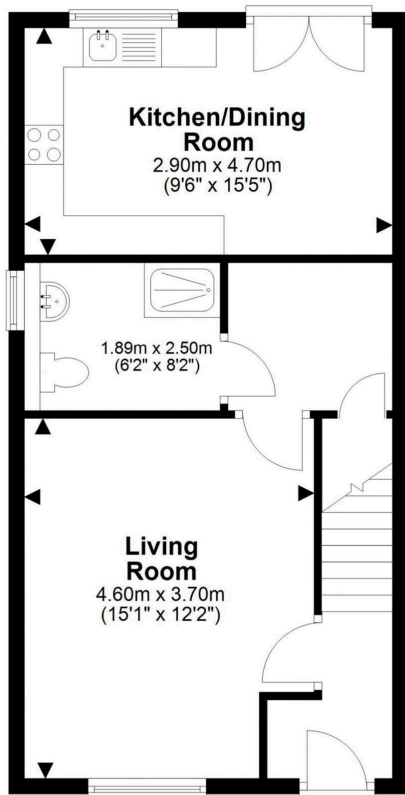
Location

Muirhouse is a predominantly residential area of Edinburgh, which lies to the north of the city centre. There are two Morrisons Superstores available at Pilton Drive and Waterfront Broadway, along with a selection of small specialist shops serving the local community. Further amenities can be found at Davidsons Mains, Silverknowes, Comely Bank and Stockbridge, all locations being easily accessible. The area is close to some of Edinburgh's best loved green areas, including the Royal Botanic Gardens, Inverleith Park, and the Water of Leith Walkway, as well as Forthquarter Park, Silverknowes Esplanade and Cramond Beach. The local Muirhouse Library and Edinburgh Arts centre, complete with community cafe are a short walk away. For the sporting enthusiast the Ainslie Park Leisure Centre is close by, offering a swimming pool and five a side football, amongst other activities. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas along with the North Edinburgh Path Network that provides traffic free access to Haymarket Station and Ocean Terminal. The compactness of the city ensures that the city bypass and main motorway networks are also within easy reach.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

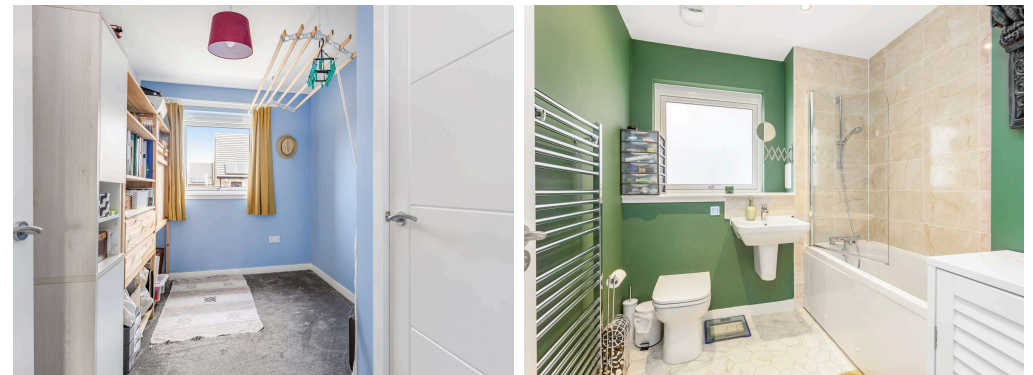




Ground Floor

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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

