

74/2 Pennywell Gardens, Muirhouse Edinburgh, EH4 4PD

OFFERS OVER £149,000



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- Well maintained ground floor flat in 1950's block of only 6
- Ideal first home or letting opportunity
- Bright living/dining room and separate refitted kitchen
- 3 double bedrooms and modern bathroom
- Gas central heating and double glazing
- Corner plot with own private gardens and large gated driveway
- Established estate beside major redevelopment housing/amenities
- EPC D

Description

This 1950's ground floor flat will appeal to couples or families seeking well-proportioned accommodation with the benefit of a large private garden. The property has been well maintained/improved over the decades and would be equally suitable as a Buy-to-Let opportunity. It is of brick construction and offers a very practical layout (82sqm) which incorporates above average storage space. There is a very lengthy entrance hall, most comfortable living/dining room (with walk-in store cupboard off), a well fitted kitchen, 3 double bedrooms and a bright bathroom featuring modern white sanitary ware and a shower. Access to the building itself is controlled by an entry system.





Central Heating and Double Glazing

Gas central heating is operated by a fairly modern boiler and complemented by replacement UVPC double glazing.

Garden

The property enjoys the benefit of an extra-large garden to front and side with a gated driveway. There is also an additional area of garden to the rear with sufficient space to erect a shed.

Location

Pennywell Gardens comprises a mixture of villas and flats with the convenience of a well-served bus stop. It is only a few minutes' walk away from Craigmoynton Community High School, primary schools, local shops and other social amenities. Muirhouse is a mature suburb of Edinburgh lying to the west of Granton some 3 miles away from Edinburgh's City Centre. The area is in the process of major regeneration including new urban blocks. The original shopping centre will be replaced by a civic square, with a vehicle-free landscaped area, seating zones and shrubbery. A large supermarket on Ferry Road, beach, Silverknowes Golf Course are close by. Edinburgh College (Granton Campus) is less than one mile away.

Mortgage Valuation

The property has been valued at £150,000 and the Home Report is available via the ESPC web site.

EPC and Council Tax

It is in Council Tax Band B and has a D-rated Energy Performance Certificate.

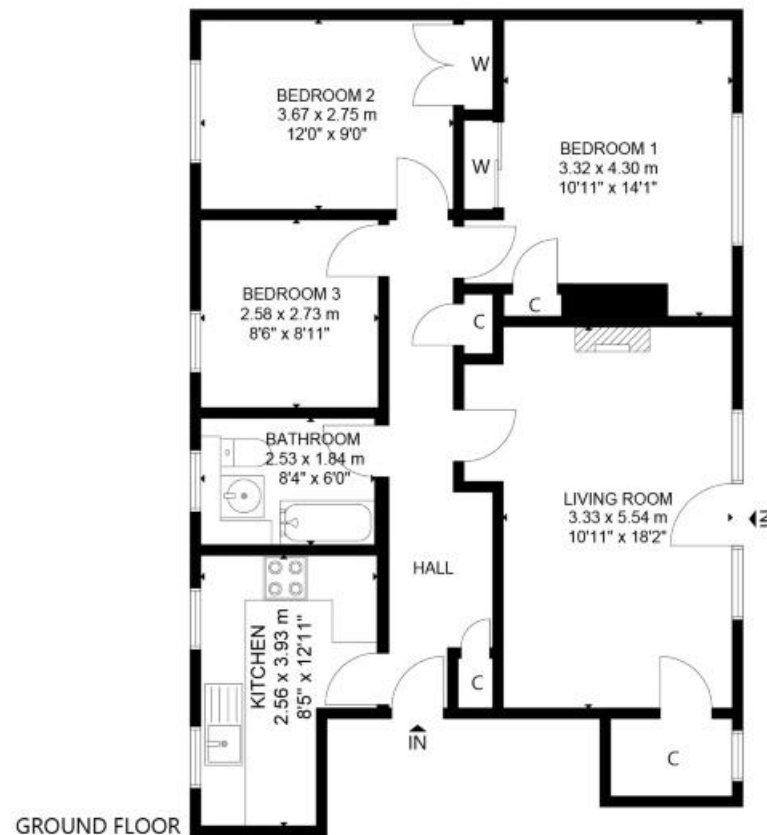
Viewing

To view telephone Agents 0131 229 3399 (or 075958 20611 outwith office hours).

Extras

The floor coverings and cooker are included in the sale price.





GROUND FLOOR

74/2 PENNYWELL GARDENS, EDINBURGH EH4 4PD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 885 SQ FT / 82 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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