



**12 Heath Road, Muirhouse,  
Edinburgh, EH4 4UX**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## ATTRACTIVE

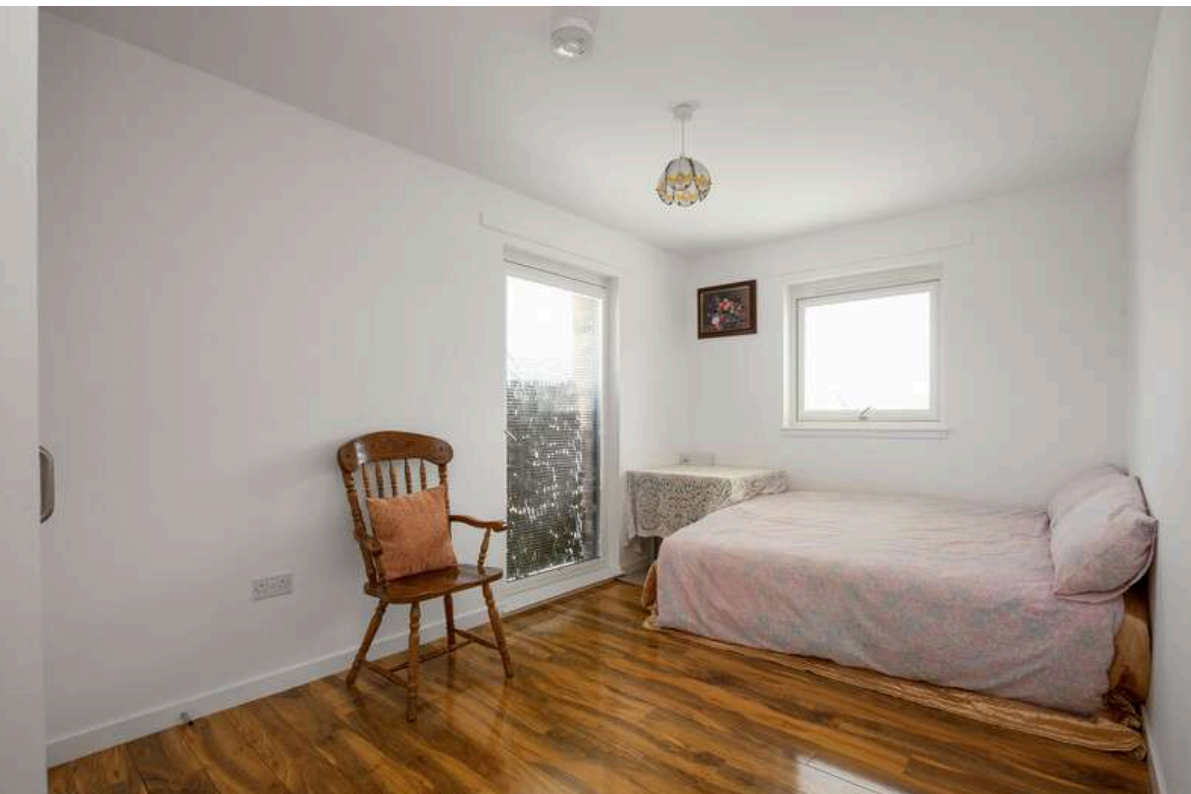
### FOUR BEDROOM END-TERRACE TOWNHOUSE



Attractive, four-bedroom, end terrace, townhouse situated in the popular Muirhouse district in Edinburgh, close to local shops, schools and transport links. Newly built two years ago, this property offers spacious accommodation for family living, over three floors, and benefits from solar panels. The accommodation consists of an entrance hallway, with storage, and a W.C., a lovely, bright and airy, dining lounge, with patio doors leading out into the garden. The kitchen has a good range of modern fitted units and appliances and overlooks the front garden. On the first floor there is a double bedroom with a fitted wardrobe, and a Juliet balcony, two single bedrooms, both with storage, a smart bathroom and the landing has storage and space for home working. On the second floor there is a generous master bedroom, with a fitted wardrobe, a Juliet balcony, an ensuite shower room and the landing also has storage. There is a pretty, fully enclosed, front garden and a driveway with side access to the enclosed rear garden, which has an area of lawn, planted borders, a patio area and a shed.

Hall  
Dining lounge with patio doors  
Kitchen  
W.C.  
Master bedroom with ensuite  
Three further bedrooms  
Bathroom  
Gas central heating and solar panels  
Double glazing  
Garden  
Driveway





## MUIRHOUSE

Muirhouse is an established residential area convenient to excellent local amenities and within short driving distance of Morrisons supermarket and Craigleith Retail Park. Schools catering for all age groups are easily accessible and recreational facilities in the vicinity include access to the cycle path network, Ainslie Park Leisure Centre, Pure Gym, golf course, local parks and the promenade at nearby Silverknowes offering delightful walks along the Firth of Forth to Cramond Village. A frequent public transport service operates to many parts of the city.



### Extras

All fitted carpets, floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

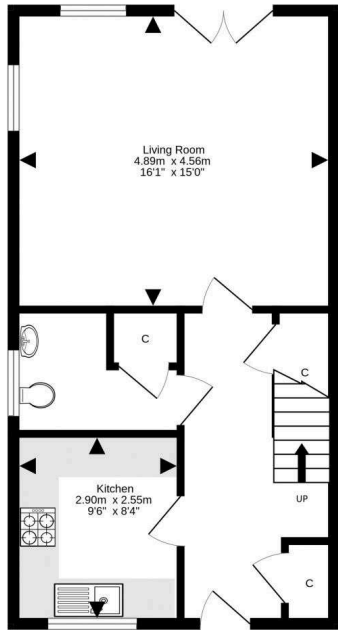
### Home Report Valuation

£280,000

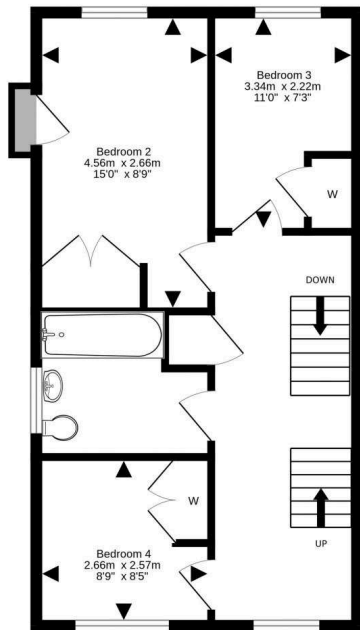
### EPC Rating

B

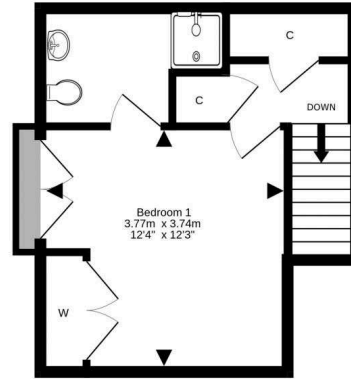




Ground Floor  
45.7 sq.m. (492 sq.ft.) approx.



1st Floor  
45.7 sq.m. (492 sq.ft.) approx.



2nd Floor  
24.7 sq.m. (266 sq.ft.) approx.



TOTAL FLOOR AREA : 116.1 sq.m. (1250 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.