





This three-bedroom mid-terrace house is a bright and spacious residence, which offers modern interiors and quality fixtures and fittings, including a monochrome-inspired kitchen and a three-piece shower room. It also has a convenient setting in Muirhouse, positioned within easy reach of local amenities, transport links, and schools. In addition, the property has private parking for at least two cars; plus, it has a fully-enclosed rear garden, which has a south-facing aspect and an easy-to-maintain design for summer dining.

Extras: integrated kitchen appliances, a washing machine, all window blinds, and the two made-to-measure radiator covers (in the living room) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Well-presented mid-terrace house
- Situated in popular Muirhouse
- Modern interior design throughout
- Entrance hall with storage
- Dual-aspect living/dining room
- Contemporary integrated kitchen
- Two double bedrooms with wardrobes
- One single bedroom with storage
- Modern shower room
- South-facing rear garden
- Private double driveway
- New boiler installed in January 2023
- EPC Rating C
- Council Tax Band A







"A BRIGHT AND SPACIOUS,  
THREE-BEDROOM,  
MID-TERRACE HOUSE WITH  
MODERN INTERIORS,  
SITUATED IN POPULAR  
MUIRHOUSE"





EPC RATING:

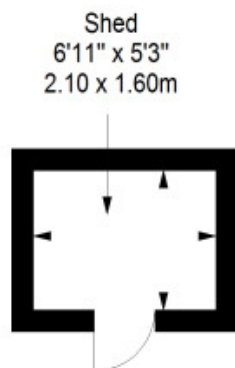
C

COUNCIL TAX BAND:

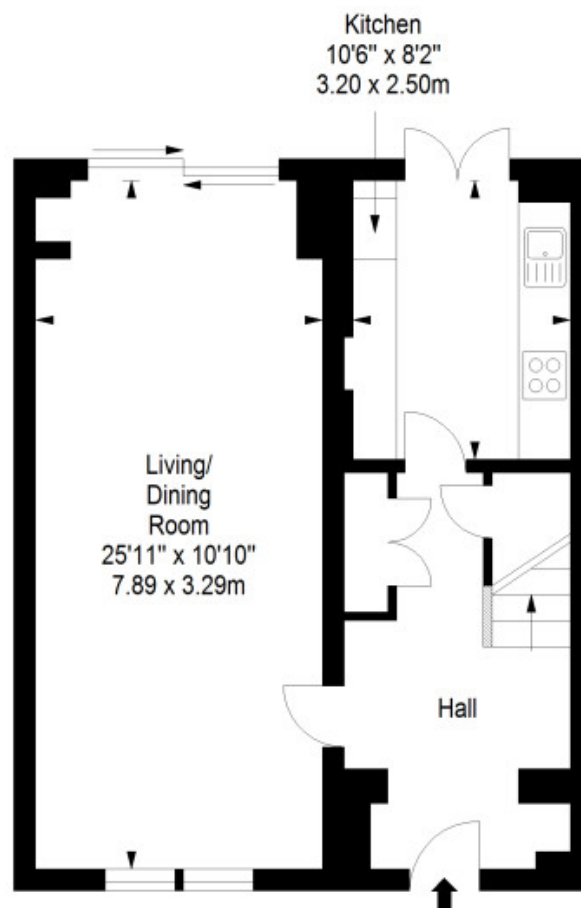
A

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

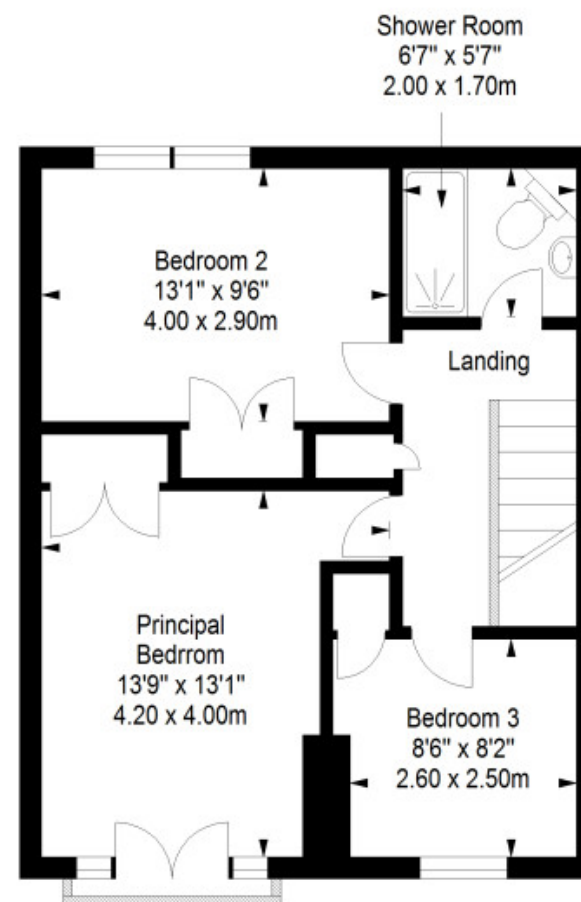
**Shed**  
Approx. 3.4 sq. metres (36.6 sq. feet)



**Ground Floor**  
Approx. 48.3 sq. metres (519.9 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.