





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.

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## FEATURES

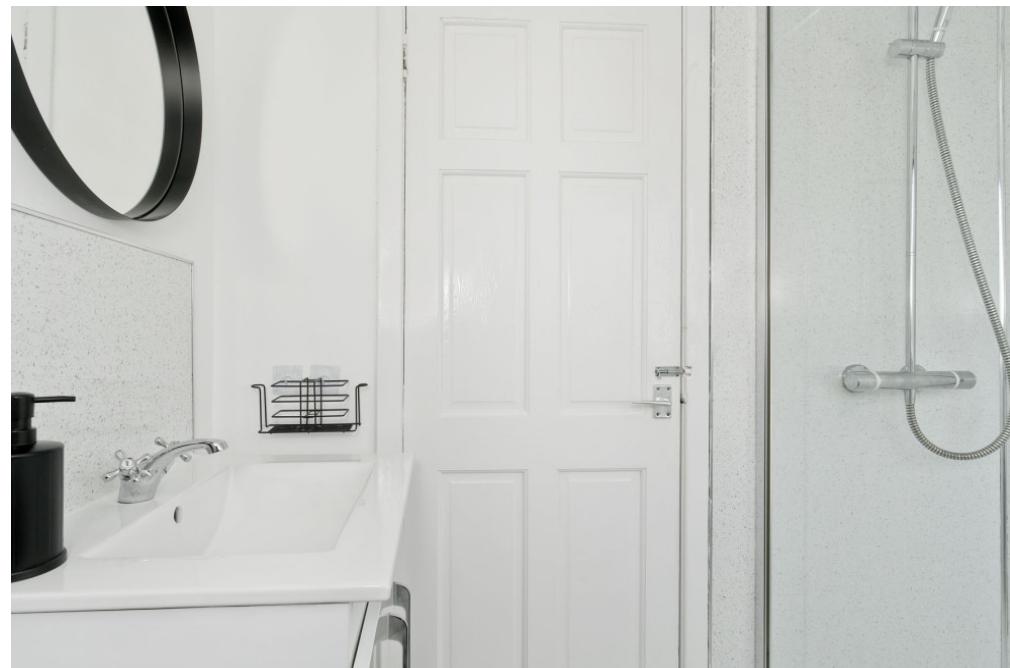
- Well-presented mid-terrace house
- Situated in popular Muirhouse
- Modern interior design throughout
- Entrance hall with storage
- Dual-aspect living/dining room
- Contemporary integrated kitchen
- Two double bedrooms with wardrobes
- One single bedroom with storage
- Modern shower room
- South-facing 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"





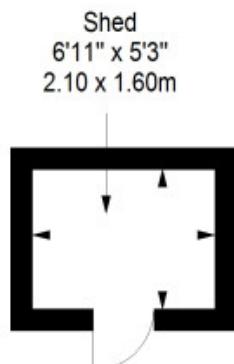
EPC RATING: C

COUNCIL TAX BAND: A

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

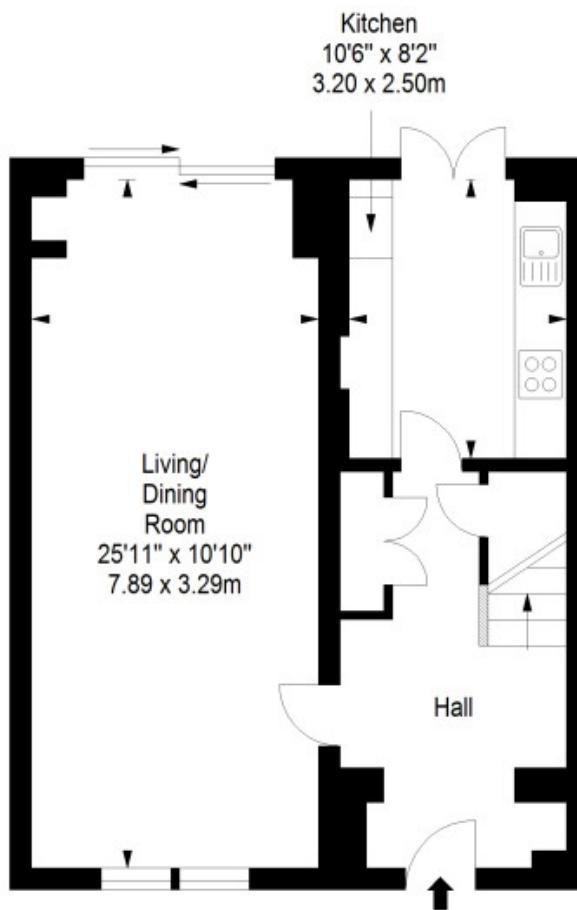
### Shed

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



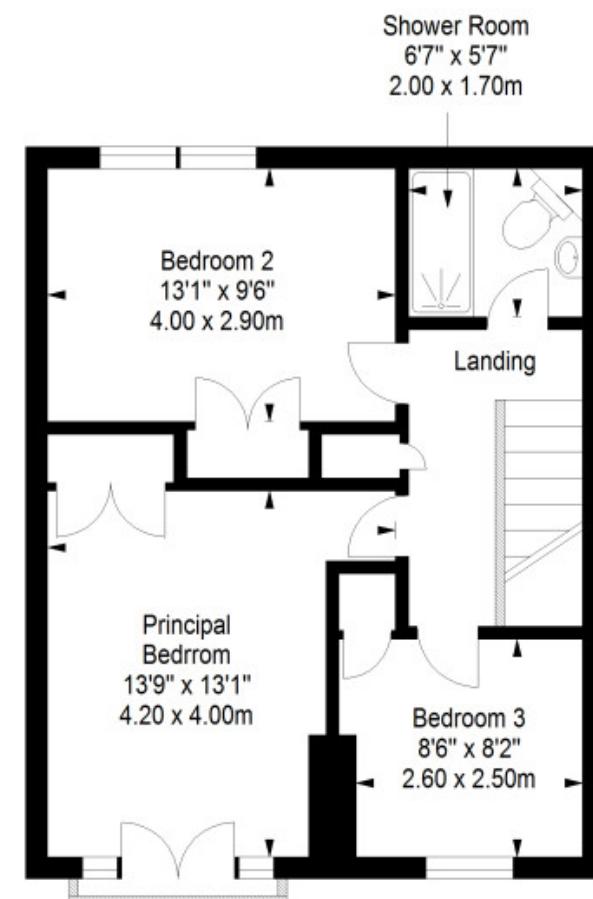
### Ground Floor

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



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