



**8 Muirhouse Bank, Edinburgh,
EH4 4QT**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

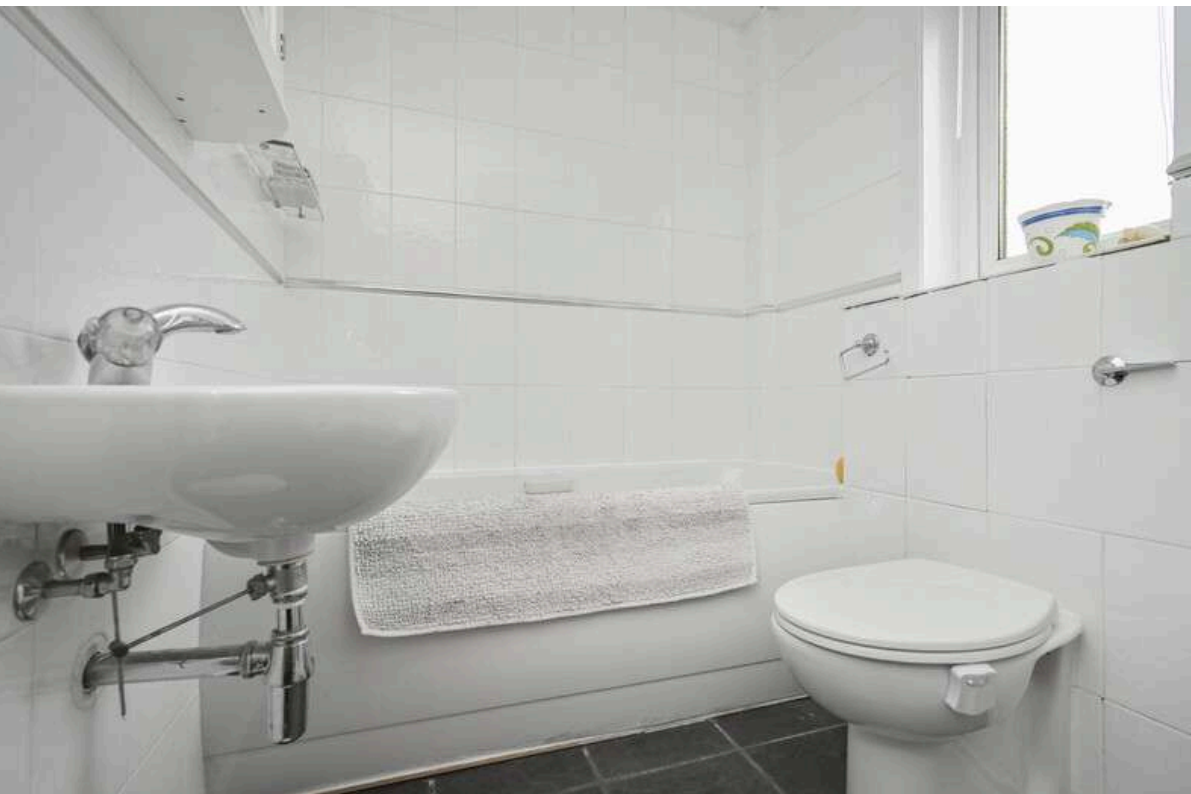
FOUR-BEDROOM, END TERRACE HOUSE



This bright and spacious, four-bedroom, end terrace house is situated in the popular Muirhouse area of Edinburgh, close to local amenities, schools and transport links. The property has been extended to offer generous living accommodation over two floors and there is potential to convert the garage (designed with this in mind) into additional accommodation, subject to the usual permissions. On the ground floor there is a light filled living room, with double aspect windows, an attractive dining kitchen, also with double aspect windows, modern fitted units, appliances and two large storage cupboards. On the upper floor there is a master bedroom, with a walk-in dressing area, hatch to attic space, two further double bedrooms, one with a fitted wardrobe, a single bedroom and a modern, family bathroom. The landing has a storage cupboard and access to the attic, which has light, is mainly floored and has a window. To the front of the property there is a paved garden, access to the store room and a planted border. To the rear there is an enclosed garden, with an area of lawn, decking, with storage underneath, a coal store and paving.

- Hall
- Living room
- Dining kitchen
- Master bedroom, with dressing area
- Three further bedrooms
- Bathroom
- Gas central heating
- Under floor heating in extension
- Double glazing
- Store room
- Garden
- On-street parking





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 floor coverings, curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer and dishwasher 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

Council Tax Band

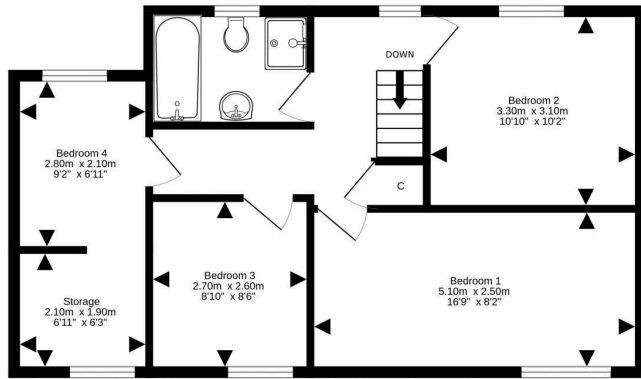
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Home Report Valuation

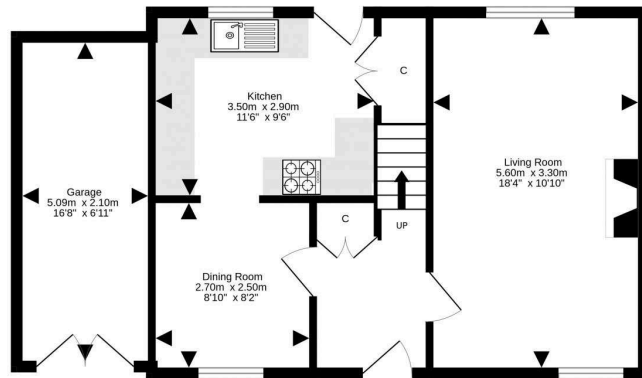
£250,000

EPC Rating

D



1st Floor
51.8 sq.m. (558 sq.ft.) approx.



Ground Floor
52.3 sq.m. (563 sq.ft.) approx.

TOTAL FLOOR AREA : 104.1 sq.m. (1121 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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