



5D Muirhouse Place East
Muirhouse, EDINBURGH, EH4 4PN





5D

Muirhouse Place East

Attractive, well proportioned First Floor Flat enjoying a peaceful cul-de-sac position within the Muirhouse district of the City.

- Hall
- Spacious Sitting/dining room
- Fitted Kitchen
- 2 Double bedrooms
- Showerroom
- Private, west facing balcony
- Gas central heating
- Double glazing
- Communal garden and drying green
- Unrestricted on street parking



Offers Over £150,000

Home Report: £155,000

EPC Rating: B

Council Tax: A

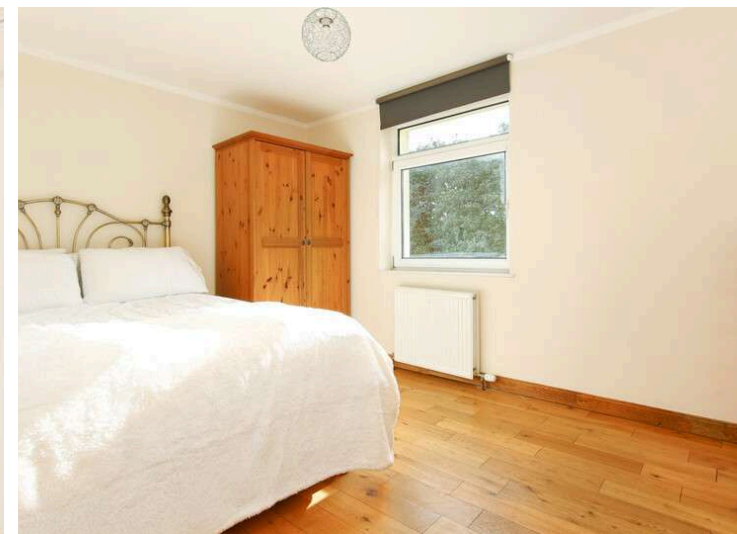
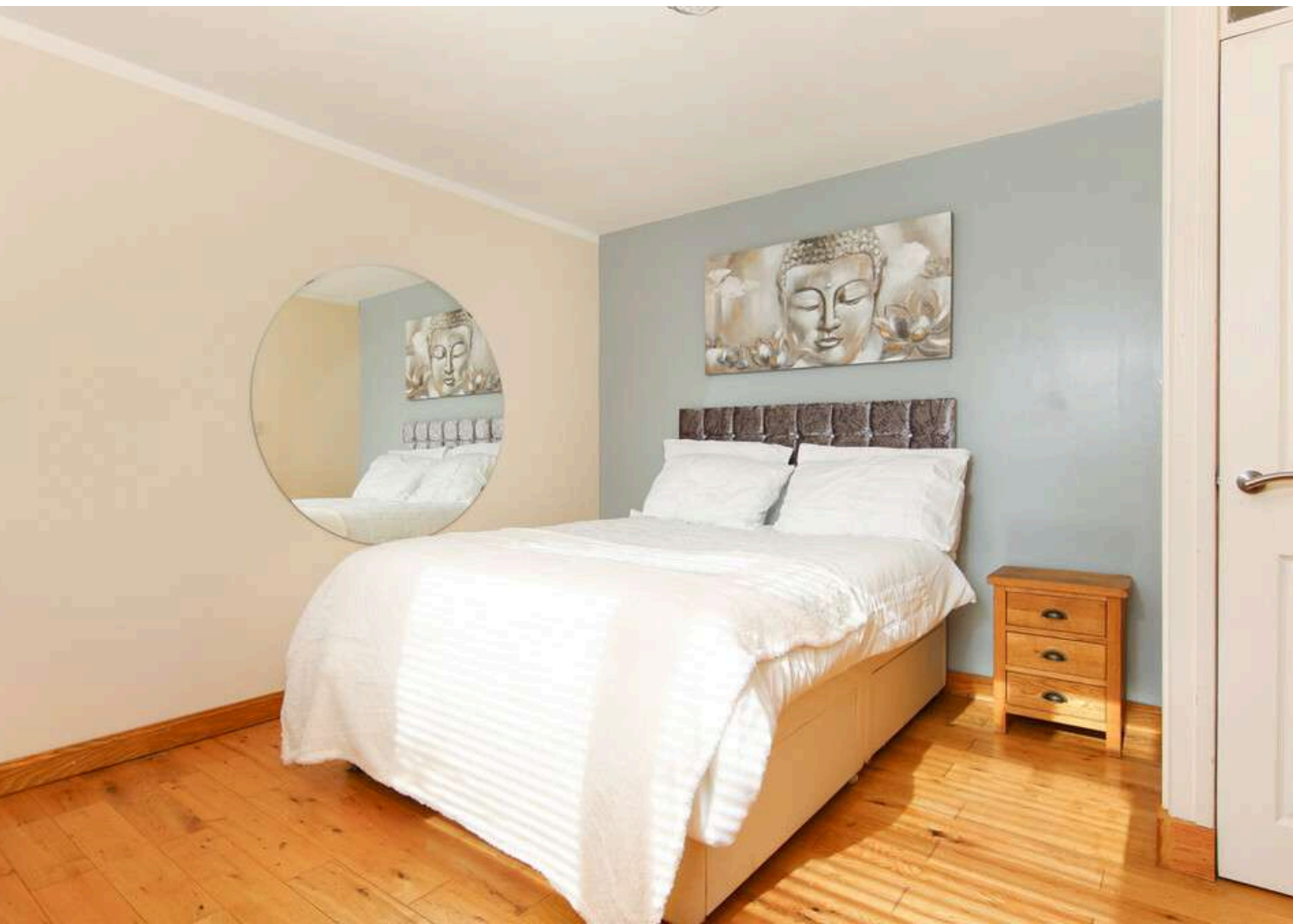
Tenure: Freehold

Entered from a well kept communal stairwell, the flat offers spacious accommodation to the front and rear of the building.

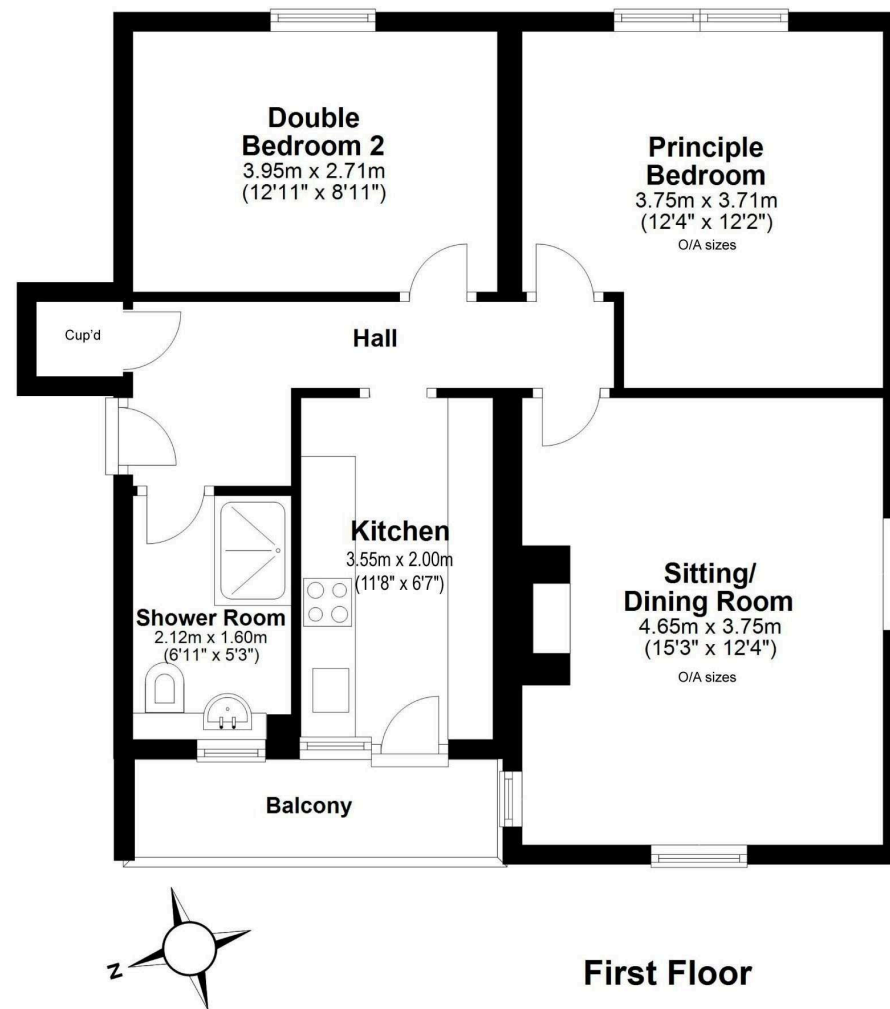
The welcoming L-shaped hall benefits from a storage cupboard and leads to all rooms which include a bright and spacious sitting room/dining room, kitchen with a good range of fitted wall and base units, granite worktops and access to the west facing private balcony with space for a patio table and chairs, two generous double bedrooms and a shower room with three piece suite and underfloor heating.

The property enjoys the benefit of light neutral decor, solid oak flooring, gas central heating, double glazing, a well maintained communal garden and drying green, and ample unrestricted on street parking.

Extras: to include all fitted floor coverings, curtains, blinds, hob, oven, cooker hood, fridge/freezer, washing machine and dishwasher.



Muirhouse is situated to the north west of Edinburgh City Centre, and is popular with families and first time buyers. There are good local amenities nearby. The property is ideally placed for nearby Craighleith Retail Park, which includes a Sainsburys superstore, Marks and Spencers, and various retail outlets. There are good public transport links to all parts of the city running along Pennywell Road and Ferry Road. The property is also convenient for access to Davidson Mains, Silverknowes Golf Course, Ainsley Park Recreational Centre, and the Shore. Local schools are within easy walking distance.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.