










Offers Over

**£215,000**

## 10 Heath Walk

Muirhouse | Edinburgh | EH4 4UY

A well presented mid terraced villa forming part of a modern development in the popular residential area of Muirhouse to the north west of the City Centre. Close to local amenities and transport links, the property is in move in condition, offering well proportioned accommodation and will appeal to first time buyers, professionals and young families.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Front and rear gardens
-  Driveway
-  EPC rating – B
-  Council tax band- C



## Description

The accommodation is laid out over two levels with downstairs briefly comprising of a welcoming hallway with understairs storage cupboard and meter cupboard, a bright and airy lounge/dining room with a full length window and a glazed patio door providing access to the garden, a modern kitchen with a range of sleek white wall and base units with co-ordinated worktops, and a shower room.

Moving upstairs there is a hallway with two storage cupboards, bedroom one with twin windows, a built in wardrobe and further storage cupboard, bedroom two with a built in wardrobe and a full length window with Juliet balcony, and a bathroom with a white suite and shower over the bath.

The property further benefits from gas central heating, double glazing and solar panels.



## Extras

Included in the sale is the gas hob and electric oven, washing machine, and integrated fridge/freezer. It should be noted that the curtains and rails, blinds and fireplace (which is not fitted to the wall) will be removed.

## Gardens & Parking

To the front of the property is a paved garden area and to the rear is a fully enclosed south west facing garden which is laid to lawn with a patio area, offering an ideal space for dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking.

## Factoring

The common grounds are the development are maintained by Ross & Liddell at a cost of approximately £100 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





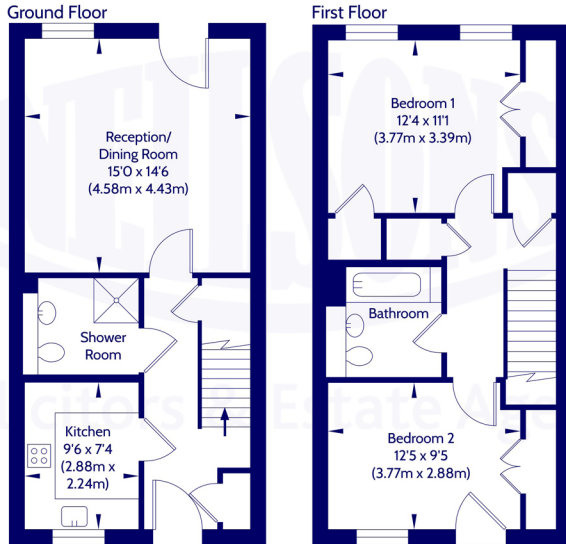
## Location

Muirhouse is an established residential area north-west of the City Centre, offering convenient access to the A90 and the City Bypass, and there is an excellent local bus service operating to the City Centre and surrounding areas. There are good local amenities and two Morrisons stores can be found at Granton and Ferry Road. Further shopping is available at nearby Craighleith Retail Park along with a Pure Gym. There are several local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. Also in the area is Ainslie Park Leisure Centre and Urban Village Gym & Spa is a short distance away. Two good golf courses are close by along with access to the vast cycle path network.





Approx. Gross Internal Floor Area 85.57 Sq M / 921 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

