










Offers Over

£285,000

19 Muirhouse Loan

Muirhouse | Edinburgh | EH4 4NZ

An end terraced townhouse forming part of a modern development in the popular residential area of Muirhouse, to the north west of the City Centre and close to local amenities and transport links. The property is in move in condition and will particularly appeal to professionals and young families.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Driveway
-  EPC rating – C
-  Council tax band- E



Description

The accommodation is laid out over three levels with downstairs briefly comprising of entrance vestibule, bright and airy lounge, modern dining kitchen with a range of sleek white wall and base units with co-ordinated worktops and French doors to the rear garden, an inner hallway with understairs storage, and a WC with a white suite and storage.

Moving upstairs to the first floor there is a landing with a cupboard and three bedrooms, all of which benefit from built in storage, and a modern family bathroom with an overhead rainfall shower and heated towel rail.

Completing the accommodation on the second floor is the principal bedroom with built in wardrobes, and an en-suite shower room with a white suite.

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



Extras

Included in the sale is the induction hob and electric oven, integrated fridge/freezer, washing machine and dishwasher and the garden shed.

Gardens & Parking

To the front of the property is a small area of garden and to the rear is a fully enclosed easy maintenance paved garden, 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

There is provision for a factor to be appointed by the builder in the title deeds, but nothing has been set up as yet.

Viewing

By appointment through Neilsons (0131 625 2222).





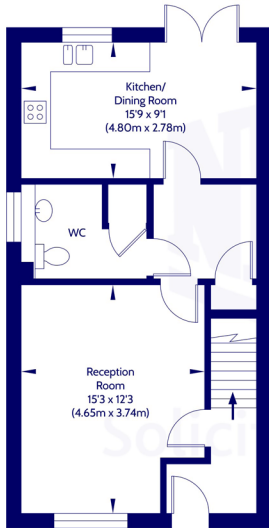
Location

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.

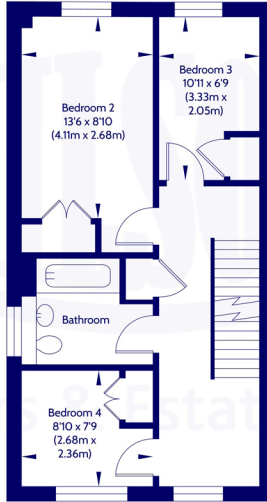




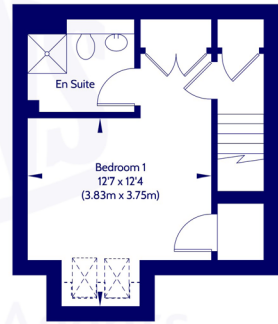
Approx. Gross Internal Floor Area 117.75 Sq M / 1267 Sq Ft.



Ground Floor



First Floor



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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