



CLANCYS

clancys-solicitors.co.uk

Flat 8, 25 Muirhouse Parkway,

Edinburgh, EH4 5JG



1



2



2



EPC

B



FREEHOLD

Description

An excellent opportunity has arisen to acquire this lovely 2-bedroom second floor apartment is the epitome of contemporary city living. Forming part of a sought-after modern development north of the city. The property is offered in good order and accessed via a secure entry phone system into a communal foyer with stairs to the second floor. The internal accommodation briefly comprises an exceptionally spacious hall, open plan lounge/kitchen/dining area, natural light from dual aspect, by two pairs of 'French' doors, with 'Juliet' balcony. There are two delightful double bedrooms, the master bedroom benefits from built-in wardrobes, as well as a modern en-suite shower room. The second double bedroom offers excellent proportions and family sized bathroom. There is a good deal of storage throughout the property, including a utility cupboard (plumbed for a washing machine). Gas central heating and double glazing ensure a warm home all year round. Externally, there is a well-maintained shared grounds and ample resident parking. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Factoring

Development is factored by Ross & Liddell, with an approximate charge of £85 per month is payable, this covers maintenance of the communal areas and blocks building insurance.

Location

Muirhouse is an established residential area north-west of the city centre. It offers an array of affordable housing and due to its proximity to the city centre (4.5 miles) with easy access to the A90 and the city bypass, is an ideal choice for first time buyers and investors. Edinburgh College is based nearby. There are excellent local amenities, including banks, post office, library and health centre. A Morrison store can be found on West Granton Road. Further shopping can be found at nearby Craighleith Retail Park. There are a number of local parks in the area and the promenade at nearby Silverknowes offers fabulous walks along the Firth of Forth to Cramond Village. There are two good golf courses close by. It has good transport links and an excellent local bus service operates to the city centre or west to the business parks at South Gyle, Royal Bank of Scotland Headquarters and Edinburgh International airport.

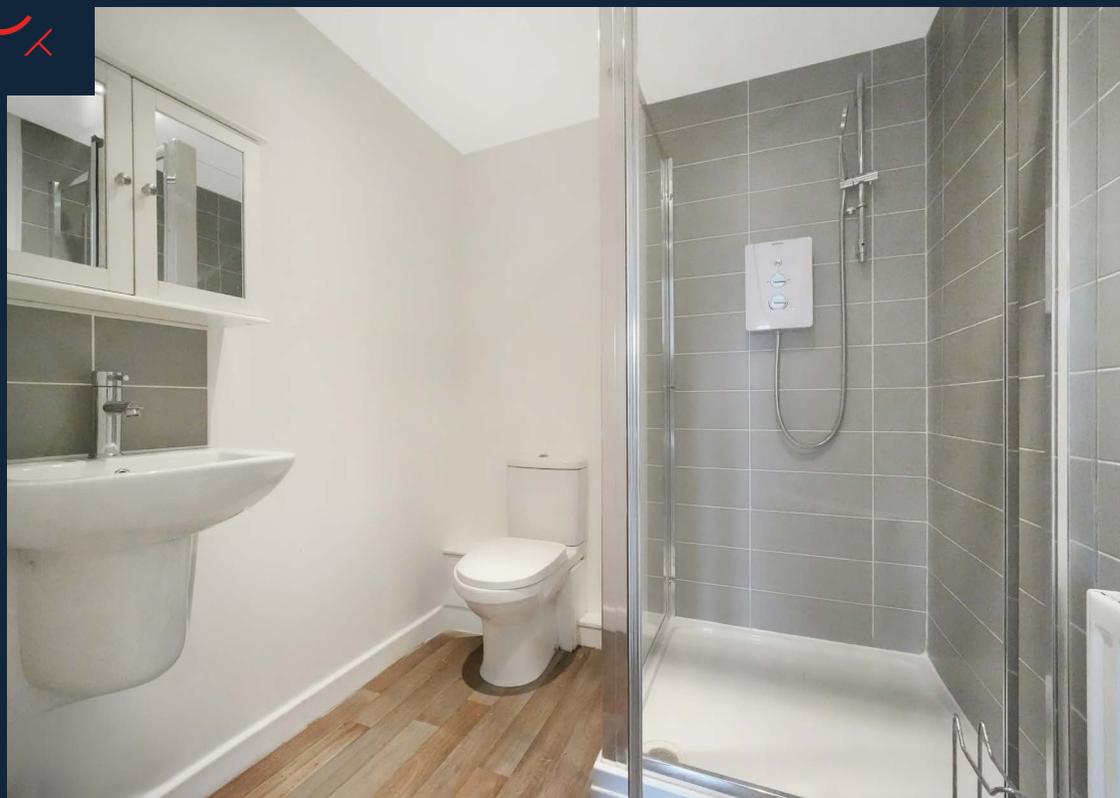
Extras

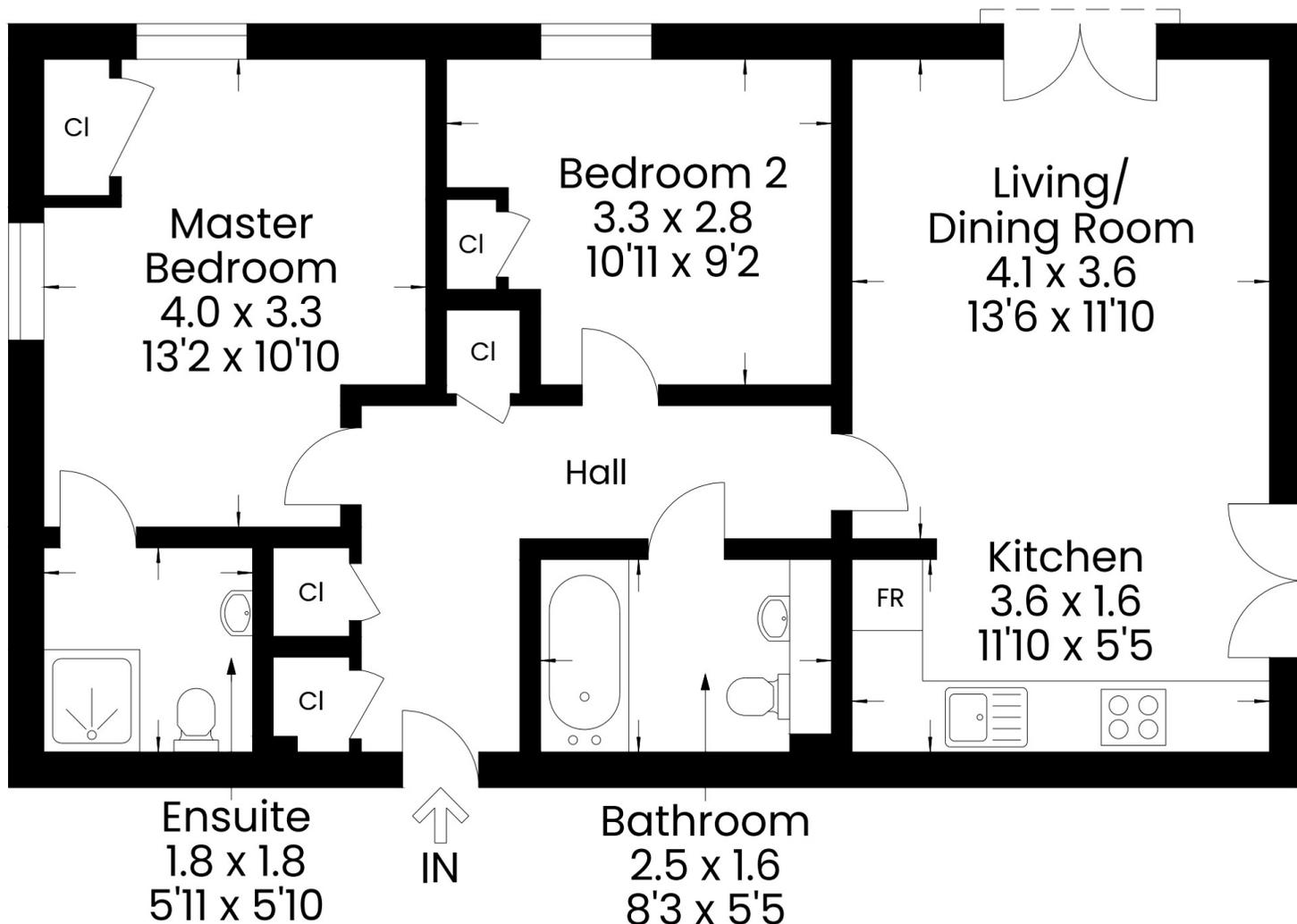
All fitted floor coverings and integrated appliances.

Features

- Secure Entryphone
- Entrance hall
- Open plan lounge/dining room/kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Well-maintained shared grounds and ample resident parking
- EPC rating - B
- Council Tax Band - C
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

vistaBee 2026