



# Muirhouse, Edinburgh

FLAT 11, 2 GRIFFIN ROAD, EDINBURGH EH4 4UJ

This light and airy, two bedroom, second floor flat forming part of a modern development offers well-proportioned contemporary living space, within easy commuting distance of the city centre.



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## DESCRIPTION

Designed with modern living in mind the accommodation comprises:

- Second Floor Flat in Modern Red Brick Development
- Entrance Hallway with Large Utility Cupboard
- Sunny Living Room with Two Juliet Balconies
- Open-Plan Kitchen Fully Fitted with Appliances
- Principal Bedroom with Fitted Wardrobes
- En Suite Shower Room
- Second Bedroom also with Fitted Wardrobes
- Family Bathroom
- Gas Central Heating
- Double Glazing throughout
- On-Street Parking Spaces

## LOCATION

Griffin Road is located in a well-established residential neighbourhood offering convenient access to a range of local amenities. Everyday shopping needs are catered for with nearby stores on Silverknowes Road, while larger retail options, including a Morrisons supermarket and PureGym, are easily accessible in Granton. Residents also benefit from proximity to Craighleith Retail Park, which features a wide selection of popular high-street brands such as Sainsburys and Marks & Spencer. Leisure facilities are close at hand with Ainslie Park Leisure Centre, offering a swimming pool and fitness suite, while outdoor enthusiasts can enjoy scenic walks along the Cramond shoreline and Gipsy Brae. Silverknowes Golf Course is also within easy reach. The North Edinburgh Cycle Network, a network of traffic-free paths, surrounded by greenery, passes close by the property and offers effortless commuting into town and to the coast.

Schooling is available from nursery to senior level, with Edinburgh College nearby. The area is well serviced by a range of bus routes and for the motorist, Ferry Road offers quick access out of the city and links to the M8, Edinburgh International Airport and the Queensferry Crossing.

## EXTRAS

Light fittings, curtains, all floor coverings, integrated oven and hob, fridge freezer, washing machine and built-in dishwasher are including in the sale

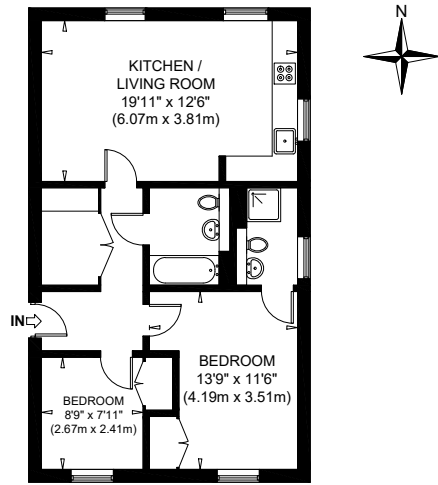
## COUNCIL TAX BAND

Band C

## VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550





SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 64.1 SQ M / 689 SQ FT

GRIFFIN ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 64.1 SQ M / 689 SQ FT  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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