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8/1 Muirhouse Grove, Muirhouse, Edinburgh, EH4 4SS

Spacious, Two Bedroom, Dual Aspect, Ground Floor Garden Flat

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Property Description

Spacious, two bedroom, dual-aspect, ground floor garden flat with private front and rear gardens. Located in a residential area of Muirhouse, to the northwest of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a flexible study/store room and a bathroom.

Requiring updating, features include fitted kitchen units, a modern bathroom with a recent Mira Sport shower unit, contemporary flooring, modern gas central heating and double glazing.

There are enclosed private lawn gardens to the front and rear, a secured entry system and a shared drying yard to the rear.

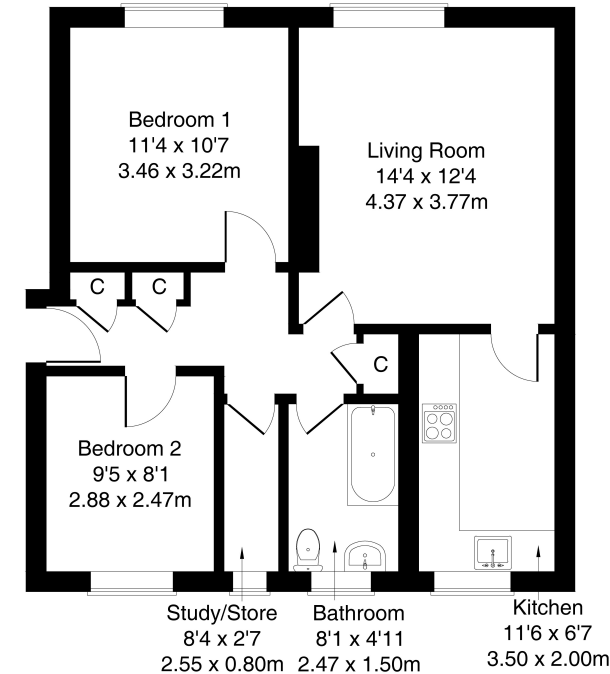
The entrance hall affords access throughout the majority of the property, and has three storage cupboards and wood effect flooring extending through to the front-facing living room which features a fire surround and plain coving. Set off the living room, the kitchen is fitted with contemporary units, wood effect worktops and a stainless steel sink; with appliances including a gas cooker.

Two double bedrooms are set to opposite aspects, similarly well sized, with bedroom one featuring fitted storage; whilst set to the rear, a flexible store room could be used as a study/office. Completing the accommodation, the bathroom is fitted with a three-piece suite, a Mira Sport shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Muirhouse is an established residential area situated to the northwest of Edinburgh City Centre and offers a selection of local amenities, with shops available on Silverknowes Road, a post office at Muirhouse Gardens, with a large Morrisons and PureGym within easy access in nearby Granton. Also within close proximity is Craighleith Retail Park, which offers a wide choice of high-street stores, including a Sainsbury's, Marks & Spencer, and Homebase. The Ainslie Park Leisure Centre offers

variety of recreational activities, including a fitness suite and swimming pool, whilst the Cramond shoreline and Gipsy Brae with Silverknowes beach, golf course and Lauriston Castle offer outdoor spaces nearby. There are good public transport links to all parts of the city running along Ferry Road and Muirhouse Parkway, just opposite the property.





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