



# Property Description

Spacious, two-bedroom, mid-terrace house over two levels with private gardens, set in a quiet residential area, located in the Muirhouse district, lying to the northwest of Edinburgh city centre.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include generous room sizes, gas central heating, uPVC double glazing, TV and telephone points, and an attic.

Externally the property benefits from an easily maintained private rear garden with a deck and brick-built shed, whilst there is a small garden to the front and ample on-street parking.

The property will benefit from refurbishment and modernisation.

The entrance hall has carpeted stairs leading up to the landing and laminate flooring extending through into the large, dual aspect living room which features a fireplace surround (no fire), two light fittings, fitted shelves, and ample space for lounge and dining furniture.

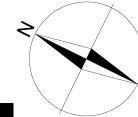
With a door to the rear garden, the kitchen is fitted with wall and base units, stone effect worktops, a stainless steel sink and tiled splashbacks. Appliances include an integrated electric hob, electric oven, extractor hood, and a freestanding fridge/freezer and washing machine.

Upstairs, front-facing bedroom one is generously sized and features carpeted flooring, a built-in cupboard, a pendant light fitting and ample space for freestanding furniture; whilst bedroom two is set to the rear, likewise with carpeted flooring. Also to the rear, the fully tiled bathroom is fitted with a white three-piece suite and a shower over the bath.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (667 sq ft - 62 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, with a large Morrisons and PureGym within easy access in nearby Granton. Also within close proximity is Craigmillar 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 a variety of recreational activities, including a fitness suite and swimming pool, whilst the Cramond shoreline and Gipsy Brae offer outdoor spaces. There are good public transport links to all parts of the city running along Ferry Road.





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## Contact Us

0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ



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