



8 Mottram Road, Edinburgh, EH4 4UH

Light, Well-Presented & Spacious Three-Bedroom, Semi Detached Home with Gardens & Driveway

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Property Description

Light, well-presented and spacious, southerly facing three-bedroom, semi-detached house, with gardens and a driveway. Located in modern development, in the popular Muirhouse area, to the north-west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Features include an integrated kitchen and modern bathroom suites, double glazing and gas central heating. In addition, there is contemporary flooring and good storage provision, including a partially floored loft.

Externally, there is a generous enclosed rear garden with a lawn and paved patios, whilst to the front is a lawn and the mono-blocked driveway.

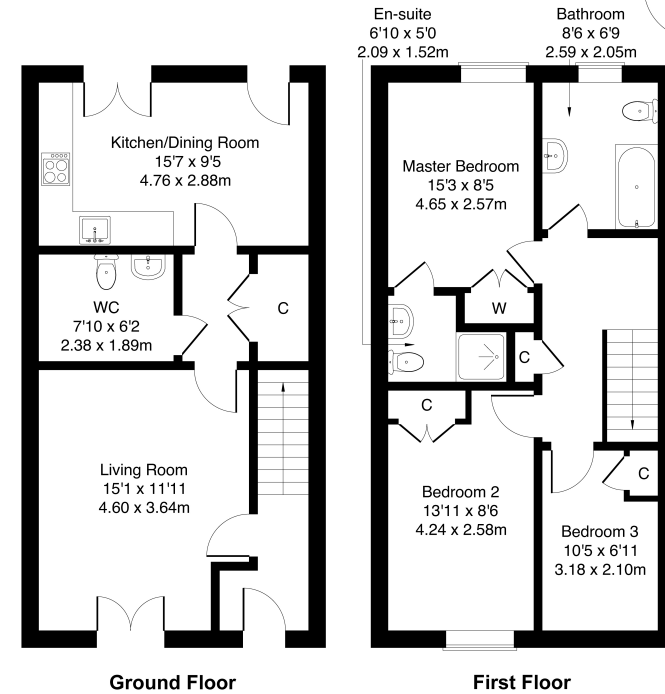
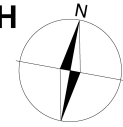
A welcoming entrance leads you into the property, guiding you through to the living room, which is finished with light décor and contemporary flooring, and provides direct access to the garden, making this an ideal space for entertaining guests, with the kitchen conveniently located to the rear, along with a convenient WC leading through to it. The kitchen features wood-effect flooring and is finished with a granite-effect countertop and a stylish splashback, complemented by a stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine, and fridge/freezer.

Heading upstairs, the carpeted flooring provides access to all bedrooms, each finished with tasteful décor and light tones, with all bedrooms benefiting from cupboards ideal for storage, while the master bedroom further benefits from an en suite shower room for added convenience. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (990 sq ft - 92 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 located northwest of Edinburgh city centre and is a well-established residential neighbourhood. It offers convenient access to a variety of local amenities. Everyday shopping needs are met by stores on Silverknowes Road, while larger retail options including a Morrisons supermarket and PureGym are easily reachable in Granton. Craighleith Retail Park is also nearby, featuring popular high-street brands such as

Sainsbury's, Marks & Spencer, and Homebase. Leisure facilities include Ainslie Park Leisure Centre with a swimming pool and fitness suite. Outdoor enthusiasts can enjoy scenic walks along the Cramond shoreline and Gipsy Brae. The area is well served by frequent bus services connecting via Ferry Road to different parts of the city.





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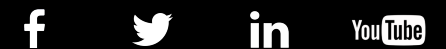
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Estate Agents and Solicitors



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